



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

AUGUST 2, 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 Taylor-  
Berger  
*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

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit 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 provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to 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 [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours 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** **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29598** – Applicant: SFI SMR LP c/o Debbie Melvin – Second Supervisorial District – Edgemont-Sunnymead & University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/Acre) – Open Space: Recreation (OS-R) – Location: Southerly of Center Street, northerly of Piegong Pass Road, and easterly of Mt. Vernon Avenue – 133.7 Acres – Zoning: Specific Plan – Approved Project Description: The subdivision hereby permitted is to divide the subject 133.7 acre property into a water reservoir lot, an open space corridor, and 326 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 29598, extending the expiration date to September 9, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**1.2** **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29599** – Applicant: SFI SMR LP c/o Debbie Melvin – Second Supervisorial District – Edgemont-Sunnymead Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/Acre) – Open Space: Recreation (OS-R) – Location: Southerly of Center Street. northerly of Piegong Pass Road, and easterly of Mt. Vernon Avenue – 148.4 Acres – Zoning: Specific Plan (No. 323) – Approved Project Description: Subdivide the subject 148.4 acre property into 145 single family residential lots with a minimum lot size of 10,000 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 29599, extending the expiration date to September 9, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**1.3** **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29600** – Applicant: SFI SMR LP c/o Debbie Melvin – Second Supervisorial District – Edgemont-Sunnymead & University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/Acre) – Open Space: Recreation (OS-R) – Location: Southwesterly of Piegong Pass Road, and easterly of Mt. Vernon Avenue – 176.28 Acres – Zoning: Specific Plan – Approved Project Description: The subdivision hereby permitted is to divide the subject 176.28 acre property into 273 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 29600, extending the expiration date to September 9, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

**1.4** **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29740** – Applicant: SFI SMR LP c/o Debbie Melvin – Second Supervisorial District – Edgemont-Sunnymead & University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/Acre) – Open Space: Recreation (OS-R) – Location: Southerly of Center Street, northerly of Piegong Pass Road, and

easterly of Mt. Vernon Avenue – 98.67 Acres – Zoning: Specific Plan – Approved Project Description: Schedule “A” Subdivision of 98.67 acres into 270 residential lots with a minimum lot size of 7,027 sq. ft. and five (5) Open Space lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 29740, extending the expiration date to September 9, 2017. Project Planner: Ash Syed at (951) 955-6035 or email at [asyed@rivco.org](mailto:asyed@rivco.org).

- 1.5 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817** – Applicant: Lansing Companies – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 acres minimum) – Location: Northerly of Central Avenue, southerly of Nuevo Road, and easterly of Menifee Road – 17.2 Gross Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” Subdivision of 17.2 gross acres into 28 single family residential lots with a minimum lot size of 20,000 sq. ft. and one (1) detention basin – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31817, extending the expiration date to August 25, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at [aortuno@rivco.org](mailto:aortuno@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 **PUBLIC USE PERMIT NO. 931** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lois Hastings – Representative: PlaceWorks – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R-RR) (5 acre min.) – Highway 79 Policy Area – Rancho California Zoning Area – Zoning: Rural Residential (R-R) – Location: Northwesterly of Highway 79, easterly of Pourroy Road, and southerly of Keller Road – **REQUEST:** Public Use Permit No. 931 proposes to construct and operate a charter school serving 600 students for kindergarten through 8<sup>th</sup> grade. Total building area is approximately 45,000 sq. ft. The existing residential structures on the property will remain. Project Planner: Larry Ross at (951) 955-9294 or email at [lross@rivco.org](mailto:lross@rivco.org).
- 4.2 **CONDITIONAL USE PERMIT NO. 3699** – Intent to Adopt a Negative Declaration – Applicant: Manual Astorga – Engineer/Representative: David Lewis – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Nuevo Road, easterly of Ramona Avenue, southerly of Stadler Avenue, and westerly of Lakeview Avenue – 0.71 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S)- **REQUEST:** A Conditional Use Permit for 1,125 square-foot retail tire sales and installation facility within an existing 4,500 square-foot commercial building. The proposed layout of the facility will include a service counter, administration office, restroom, tire storage area, and tire installation area. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).
- 4.3 **TENTATIVE TRACT MAP NO. 36826** – Intent to Adopt Addendum No. 4 to Environmental Impact Report No. 439 – Applicant: Forestar Toscana LLC – Engineer/Representative: Adkan Engineers: Richard Reaves and Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan – Community Development: Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Location: Northerly of Temescal Canyon, southerly of Spanish Hills Drive, easterly of Park Canyon Road, and westerly of Indian Truck Trail – 76.58 acres – Zoning: Specific Plan (SP No. 327) – **REQUEST:** The Tentative Tract Map is a Schedule “A” Subdivision of 76.9 acres into 330 residential lots and 41 lettered lots for private street lots, common areas, manufactured slopes and detention basins. Project Planner: Deborah Bradford at (95) 955-6646 or e-mail at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- 4.4 **ORDINANCE NO. 348.4862** – Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) and Section 15308 – **REQUEST:** Pursuant to the Board of Supervisors’ direction of March 21, 2017 (Board of Supervisors Agenda Item 18-1), Ordinance No. 348.4862, clarifies the County’s existing marijuana ban and prohibits any medical or adult-use cannabis businesses or cannabis activities in all zones until the County adopts a comprehensive regulatory framework for medical and adult-use cannabis. Ordinance No. 348.4862 also allows limited personal cannabis cultivation otherwise allowed by the Adult Use of Marijuana Act (Proposition 64) and the Medicinal and Adult-Use Cannabis Regulation and Safety Act (Senate Bill 94 (2017)). Ordinance No. 348.4862 continues to recognize a limited exemption from enforcement for violations of the ordinance for cannabis cultivation in certain zone classifications in conjunction with a one-family dwelling if such cannabis cultivation complies with the conditions and standards set forth in Ordinance No. 925. A draft of proposed Ordinance No. 925.1, an Ordinance of the County of Riverside amending Ordinance No. 925 Prohibiting Marijuana Cultivation and Declaring Marijuana Cultivation to be a Nuisance, shall be provided to the Planning Commission for informational purposes only. Consistent with Government Code sections 65850 and 65853 through 65855, the Planning Commission will only be making a recommendation to the Board of Supervisors on Ordinance No. 348.4862. The Planning Commission will not be taking action on Ordinance No. 925.1 which will be brought to the Board of Supervisors for action at a publicly noticed meeting at a later date. Charissa Leach, Assistant TLMA Director – Community Development at (951) 955-6097 or e-mail at [cleach@rivco.org](mailto:cleach@rivco.org).

5.0 WORKSHOPS:

**NONE**

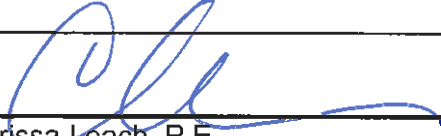
6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

Agenda Item No. 1.1  
Area Plan: Highgrove  
Zoning District: Edgemont-Sunnymead  
Supervisory District: Second  
Project Planner: Ash Syed  
Planning Commission Hearing: August 2, 2017

TENTATIVE TRACT MAP NO. 29598  
FOURTH EXTENSION OF TIME  
Applicant: SFI SMR LP  
c/o Debbie Melvin



Charissa Leach, P.E.  
Assistant TLMA Director

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

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide the subject 133.7 acre property into a water reservoir lot, an open space corridor, and 326 single family residential lots with a minimum lot size of 7,200 square feet.

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

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

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

### REQUEST:

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29598**

### BACKGROUND:

Tentative Tract Map No. 29598 was approved at the Board of Supervisors along with Agricultural Preserve Case No. 839 & 840, Specific Plan No. 323, and Change of Zone No. 6535 approved on September 9, 2003.

The First Extension of Time for Tentative Tract Map No. 29598 was approved at Planning Commission on October 20, 2006.

The Second Extension of Time for Tentative Tract Map No. 29598 was approved at Planning Commission on August 18, 2008.

The Third Extension of Time for Tentative Tract Map No. 29598 was approved at Planning Commission on October 6, 2015.

The Fourth Extension of Time was received September 7, 2016, ahead of the expiration date, September 9, 2016. The Applicant and the County negotiated conditions of approval and reached consensus on July 10, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends 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 July 10, 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.

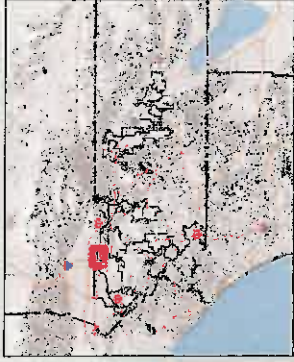
**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved 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 September 9, 2017. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29598** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 4th EOT for TR29598 Vicinity Map



Legend



0 5,130 10,261 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 6/2/2017 9:39:50 AM

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Notes

# Extension of Time Environmental Determination

Project Case Number: TR29598

Original E.A. Number: 37995

Extension of Time No.: Fourth

Original Approval Date: September 9, 2003

Project Location: Southerly of Center Street, Northerly of Piegong Pass Road, and Easterly of Mt. Vernon Avenue.

Project Description: The subdivision hereby permitted is to divide the subject 133.7 acre property into a water reservoir lot, an open space corridor, and 326 single family residential lots with a minimum lot size of 7,200 square feet.

On September 9, 2003, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | 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 TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.   |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.   |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under 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 cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.   |

Signature:   
Ash Syed, Planner

Date: July 10, 2017  
Charissa Leach, P.E. Assistant TLMA Director



## Syed, Ashiq

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**From:** Debbie <debbie@acdy.net>  
**Sent:** Monday, July 10, 2017 11:34 AM  
**To:** Syed, Ashiq  
**Subject:** RE: Recommended Conditions of Approval for 4th EOT of TR29598, TR29599R1, TR29600, & TR29740M1

Good Morning,

I wanted to let you know that we are in agreement as to the additional conditions for the maps in Spring Mountain Ranch (Tract 29598, Tract 29599R1, Tract 29600 and Tract 29740M1). Please let me know if you need anything further from me.

Thank you

Debbie Melvin  
951 818 5914

**From:** Syed, Ashiq [mailto:ASyed@rivco.org]  
**Sent:** Friday, June 2, 2017 01:39 PM  
**To:** debbie@acdy.net  
**Cc:** Abarrett@istar.com  
**Subject:** Recommended Conditions of Approval for 4th EOT of TR29598, TR29599R1, TR29600, & TR29740M1

Hello Debbie,

I am Ash Syed. I will be taking over for Victoria Banda in processing your Extension of Time (EOT) request for **TR29598, TR29599R1, TR29600, and TR29740M1**. Attached are the recommended Conditions of Approval (COA) for each.

I understand that Victoria had already sent you these conditions for the extension on March 15th. I would like to continue with the staff report for this extension, however I need your acceptance of the conditions first. Please feel free to reach out if you have any questions.

Attn: SFI SMR LP  
4350 Von Karman Ave. STE 225  
Newport Beach, CA 92660

**RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29598, 29599R1, 29600, and 29740M1.**

The County Planning Department, for this extension of time, 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.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

**TR29598**

50. E Health. 3  
50. Trans. 39  
60. BS Grade. 10  
60. Trans. 2  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 11

**TR29599R1**

50. E Health. 6  
50. Trans. 52  
60. BS Grad. 14  
60. Trans. 2  
80. Trans. 4  
90. BS Grade. 3  
90. Trans. 12

**TR29600**

50. E Health. 3  
50. Tran. 38  
60. BS Grade. 10  
60. Trans. 2  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 11

**TR29740M1**

50. E Health. 1  
50. Trans. 36  
60. BS Grade. 14  
60. Trans. 1  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 8

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Board of Supervisors hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; OR,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.



**Ash Syed – Contract Planner**  
 4080 Lemon Street, 12<sup>th</sup> Floor  
 Riverside, CA 92501  
 Email: [asyed@rivco.org](mailto:asyed@rivco.org)  
 Phone: 951-955-6035

**Confidentiality Disclaimer**

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**County of Riverside California**

TRACT MAP Tract #: TR29598

Parcel: 255-240-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3 EOT4 - 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. 39 EOT4 - 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](http://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

03/13/17  
16:47

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR29598

Parcel: 255-240-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 39 EOT4 - 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. 10 EOT4 - 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 #: TR29598

Parcel: 255-240-009

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT4 - 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](http://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. 3

EOT4 -WQMP 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 #: TR29598

Parcel: 255-240-009

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT4 - 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. 11 EOT4 - 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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR29598

Parcel: 255-240-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT4 - WQMP COMP AND BNS REG (cont.)

RECOMMND

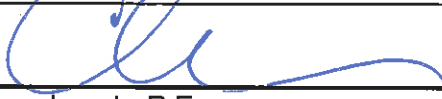
established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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

1.2

Agenda Item No.  
Area Plan: Highgrove  
Zoning District: Edgemont-Sunnymead  
Supervisorial District: Second  
Project Planner: Ash Syed  
Planning Commission Hearing: August 2, 2017

TENTATIVE TRACT MAP NO. 29599  
FOURTH EXTENSION OF TIME  
Applicant: SFI SMR LP  
c/o Debbie Melvin



Charissa Leach, P.E.  
Assistant TLMA Director

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

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide the subject 148.4 acre property into 145 single family residential lots with a minimum lot size of 10,000 square feet.

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

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

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

### **REQUEST:**

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29599**

### **BACKGROUND:**

Tentative Tract Map No. 29599 was originally approved at the Board of Supervisors along with Change of Zone No. 6535 on September 9, 2003.

The First Extension of Time for Tentative Tract Map No. 29599 was approved at Planning Commission on October 20, 2006.

The Second Extension of Time for Tentative Tract Map No. 29599 was approved at Planning Commission on August 18, 2008.



The Third Extension of Time for Tentative Tract Map No. 29599 was approved at Planning Commission on October 6, 2015.

The Fourth Extension of Time was received September 7, 2016, ahead of the expiration date, September 9, 2016. The Applicant and the County negotiated conditions of approval and reached consensus on July 10, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends 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 July 10, 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.

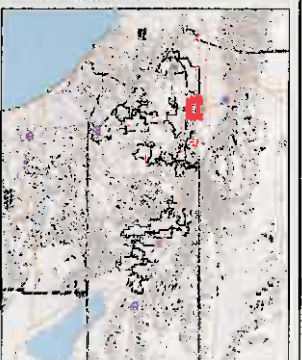
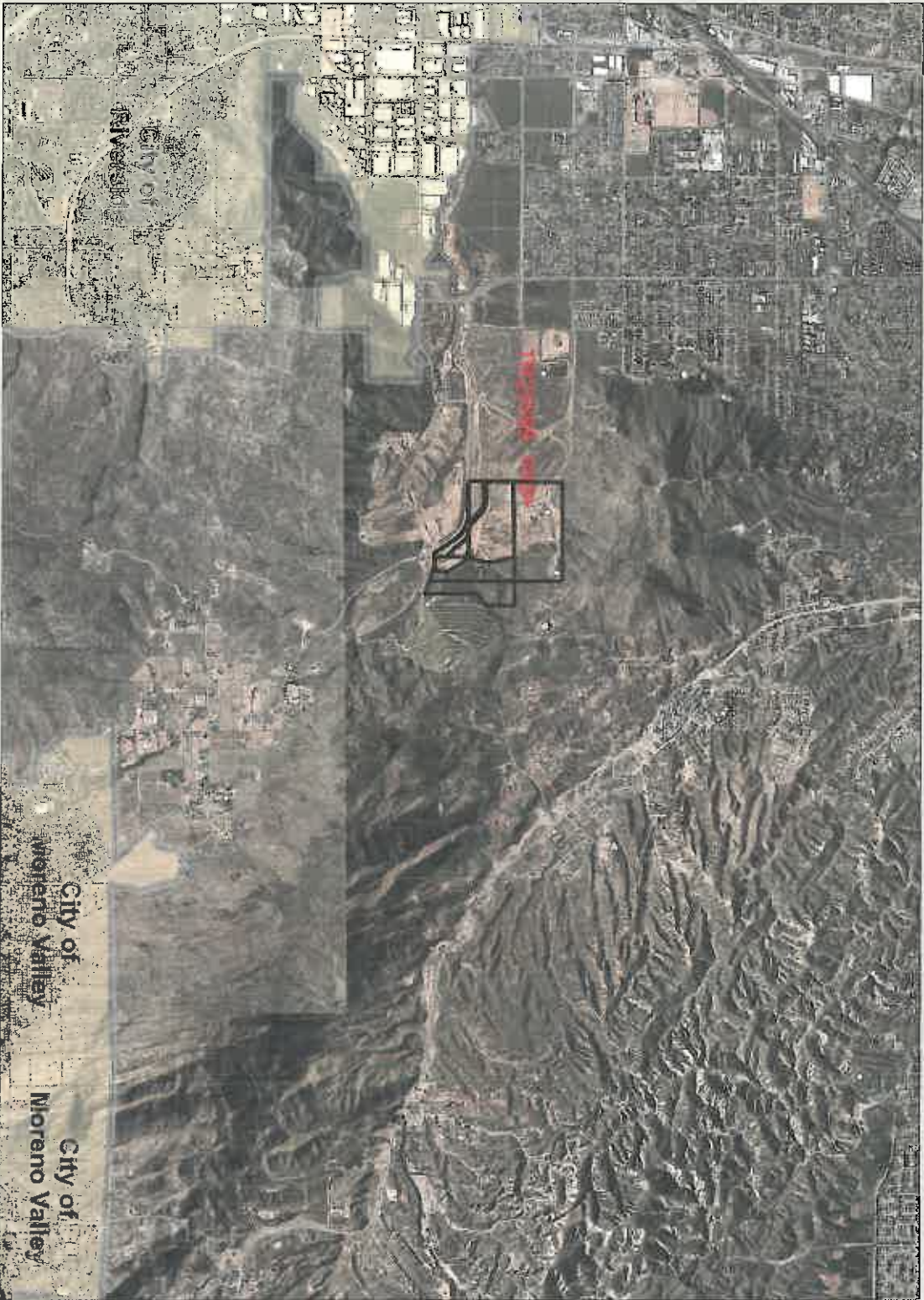
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 9, 2017. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.



**RECOMMENDATION:**

**APPROVAL of the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29599** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 4th EOT for TR29599

## Vicinity Map




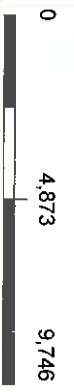

- Legend**
-  City Boundaries
  -  Cities

**Notes**

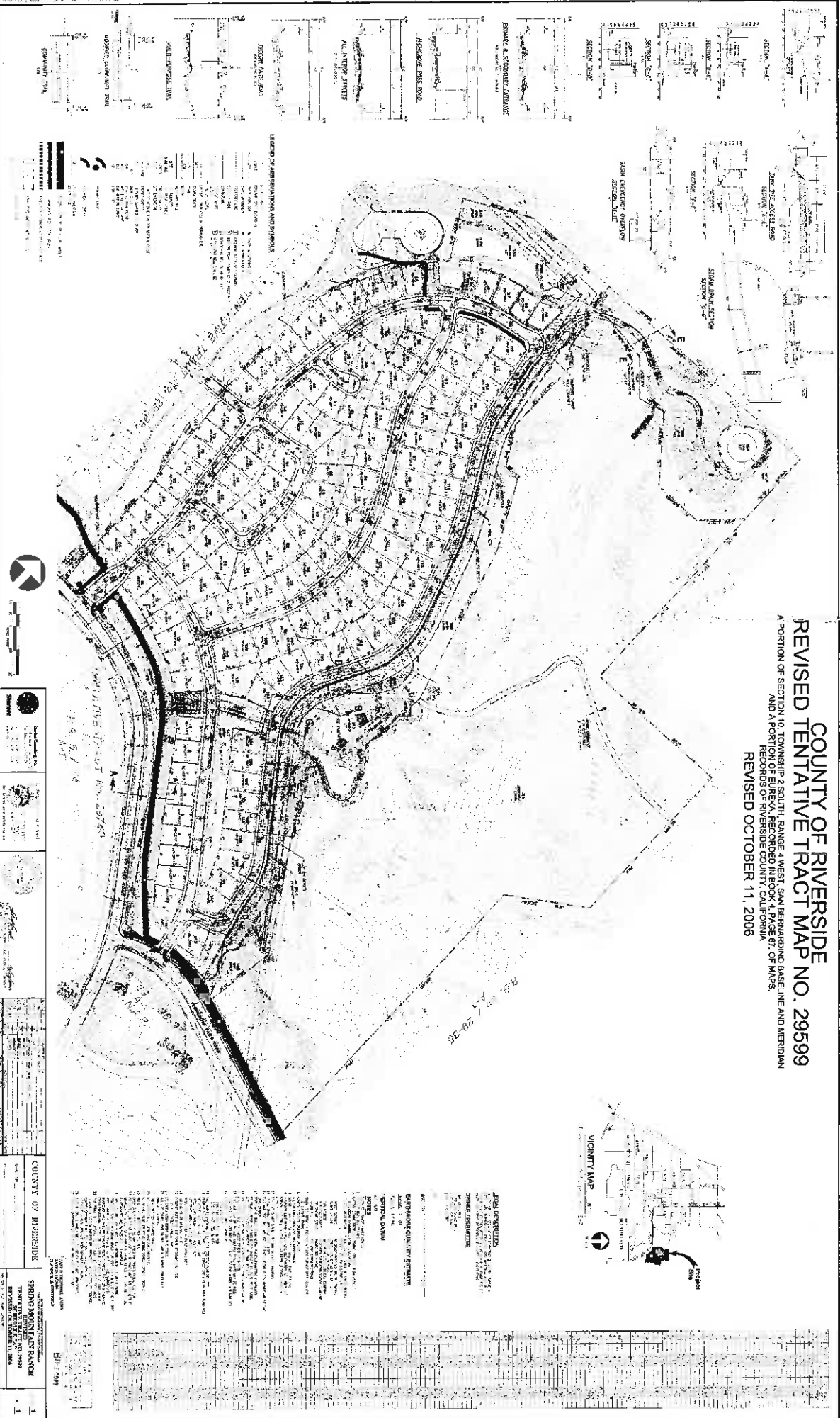
\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 7/12/2017 4:06:07 PM

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REVISED TENTATIVE TRACT MAP NO. 29599  
A PORTION OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1, WEST 5TH MERIDIAN AND MERIDIAN  
AND A PORTION OF EUREKA, RECORDED IN BOOK 4, PAGE 67, OF MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
REVISED OCTOBER 11, 2006



SECTION 14-E  
SECTION 14-F  
SECTION 14-G  
SECTION 14-H  
SECTION 14-I  
SECTION 14-J

SECTION 15-E  
SECTION 15-F  
SECTION 15-G  
SECTION 15-H  
SECTION 15-I  
SECTION 15-J

SECTION 16-E  
SECTION 16-F  
SECTION 16-G  
SECTION 16-H  
SECTION 16-I  
SECTION 16-J

SECTION 17-E  
SECTION 17-F  
SECTION 17-G  
SECTION 17-H  
SECTION 17-I  
SECTION 17-J

LEGEND OF ABBREVIATIONS AND SYMBOLS

|       |                       |
|-------|-----------------------|
| —     | Proposed Road         |
| - - - | Proposed Right-of-Way |
| ---   | Proposed Easement     |
| ...   | Proposed Utility      |
| o     | Proposed Water Tower  |
| s     | Proposed Sewer        |
| W     | Proposed Water Main   |
| S     | Proposed Sewer Main   |
| E     | Proposed Electric     |
| G     | Proposed Gas          |
| ...   | Proposed Telephone    |
| ...   | Proposed Cable        |
| ...   | Proposed Fiber Optic  |
| ...   | Proposed Storm Drain  |
| ...   | Proposed Storm Sewer  |
| ...   | Proposed Storm Water  |
| ...   | Proposed Storm Water  |
| ...   | Proposed Storm Water  |

Proposed Road  
Proposed Right-of-Way  
Proposed Easement  
Proposed Utility  
Proposed Water Tower  
Proposed Sewer  
Proposed Water Main  
Proposed Sewer Main  
Proposed Electric  
Proposed Gas  
Proposed Telephone  
Proposed Cable  
Proposed Fiber Optic  
Proposed Storm Drain  
Proposed Storm Sewer  
Proposed Storm Water



LOCAL DESCRIPTIONS  
OWNER'S CERTIFICATE  
GENERAL INFORMATION  
NOTES  
REMARKS

COUNTY OF RIVERSIDE  
SPRING VALLEY  
RECORDS  
SECTION 10, TOWNSHIP 2 SOUTH, RANGE 1, WEST 5TH MERIDIAN AND MERIDIAN  
AND A PORTION OF EUREKA, RECORDED IN BOOK 4, PAGE 67, OF MAPS,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA  
REVISED OCTOBER 11, 2006

# Extension of Time Environmental Determination

Project Case Number: TR29599

Original E.A. Number: 40788

Extension of Time No.: Fourth

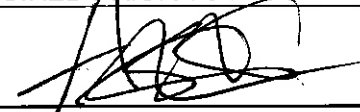
Original Approval Date: September 9, 2003

Project Location: Southerly of Center Street, Northerly of Piegon Pass Road, and Easterly of Mt. Vernon Avenue.

Project Description: The land divison hereby permitted is a Revised Tentative Map to reduce the number of lots from 145 to 143 reidental lots with a minimum lot size of 7,000 sqaure feet, 8 open space lots, 2 drainage lots, and one water tank lot.

On March 4, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | 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 TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.   |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.   |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under 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 cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.   |

Signature:   
Ash Syed, Planner

Date: July 10, 2017  
Charissa Leach, P.E. Assistant TLMA Director

## Syed, Ashiq

---

**From:** Debbie <debbie@acdy.net>  
**Sent:** Monday, July 10, 2017 11:34 AM  
**To:** Syed, Ashiq  
**Subject:** RE: Recommended Conditions of Approval for 4th EOT of TR29598, TR29599R1, TR29600, & TR29740M1

Good Morning,

I wanted to let you know that we are in agreement as to the additional conditions for the maps in Spring Mountain Ranch (Tract 29598, Tract 29599R1, Tract 29600 and Tract 29740M1). Please let me know if you need anything further from me.

Thank you

Debbie Melvin  
951 818 5914

**From:** Syed, Ashiq [mailto:ASyed@rivco.org]  
**Sent:** Friday, June 2, 2017 01:39 PM  
**To:** debbie@acdy.net  
**Cc:** Abarrett@istar.com  
**Subject:** Recommended Conditions of Approval for 4th EOT of TR29598, TR29599R1, TR29600, & TR29740M1

Hello Debbie,

I am Ash Syed. I will be taking over for Victoria Banda in processing your Extension of Time (EOT) request for **TR29598, TR29599R1, TR29600, and TR29740M1**. Attached are the recommended Conditions of Approval (COA) for each.

I understand that Victoria had already sent you these conditions for the extension on March 15th. I would like to continue with the staff report for this extension, however I need your acceptance of the conditions first. Please feel free to reach out if you have any questions.

Attn: SFI SMR LP  
4350 Von Karman Ave. STE 225  
Newport Beach, CA 92660

**RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29598, 29599R1, 29600, and 29740M1.**

The County Planning Department, for this extension of time, 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.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

**TR29598**

50. E Health. 3  
50. Trans. 39  
60. BS Grade. 10  
60. Trans. 2  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 11

**TR29599R1**

50. E Health. 6  
50. Trans. 52  
60. BS Grad. 14  
60. Trans. 2  
80. Trans. 4  
90. BS Grade. 3  
90. Trans. 12

**TR29600**

50. E Health. 3  
50. Tran. 38  
60. BS Grade. 10  
60. Trans. 2  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 11

**TR29740M1**

50. E Health. 1  
50. Trans. 36  
60. BS Grade. 14  
60. Trans. 1  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 8

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Board of Supervisors hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; OR,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.



**Ash Syed – Contract Planner**  
 4080 Lemon Street, 12<sup>th</sup> Floor  
 Riverside, CA 92501  
 Email: [asyed@rivco.org](mailto:asyed@rivco.org)  
 Phone: 951-955-6035

**Confidentiality Disclaimer**

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**County of Riverside California**

TRACT MAP Tract #: TR29599R1

Parcel: 255-240-014

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT4 - 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. 52 EOT4 - 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](http://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 #: TR29599R1

Parcel: 255-240-014

50. PRIOR TO MAP RECORDATION

50.TRANS. 52                    EOT4 - 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                    EOT4 - 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)

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10:47

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR29599R1

Parcel: 255-240-014

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT4 - 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](http://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. 4

EOT4 -WQMP 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 #: TR29599R1

Parcel: 255-240-014

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT4 - 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. 12 EOT4 - 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

03/15/17  
10:47

Riverside County LMS  
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR29599R1

Parcel: 255-240-014

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12

EOT4 - WQMP COMP AND BNS REG (cont.)

RECOMMND

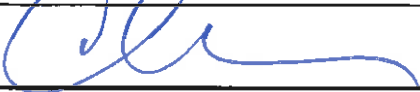
established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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

1.3

**Agenda Item No.**  
**Area Plan: Highgrove**  
**Zoning District: Edgemont-Sunnymead  
& University**  
**Supervisorial District: Second**  
**Project Planner: Ash Syed**  
**Planning Commission Hearing: August 2, 2017**

**TENTATIVE TRACT MAP NO. 29600**  
**FOURTH EXTENSION OF TIME**  
**Applicant: SFI SMR LP**  
**c/o Debbie Melvin**

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Charissa Leach, P.E.  
Assistant TLMA Director

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

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide the subject 176.28 acre property into 273 single family residential lots with a minimum lot size of 7,200 square feet.

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

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

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

### **REQUEST:**

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29600**

### **BACKGROUND:**

Tentative Tract Map No. 29600 was originally approved at Planning Commission on March 14, 2001. It proceeded to the Board of Supervisors along with Change of Zone No. 6535 where both applications were approved on September 9, 2003.

The First Extension of Time for Tentative Tract Map No. 29600 was approved at Planning Commission on October 20, 2006.

The Second Extension of Time for Tentative Tract Map No. 29600 was approved at Planning Commission on August 18, 2008.

The Third Extension of Time for Tentative Tract Map No. 29600 was approved at Planning Commission on October 6, 2015.

The Fourth Extension of Time was received September 7, 2016, ahead of the expiration date, September 9, 2016. The Applicant and the County negotiated conditions of approval and reached consensus on July 10, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends 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 July 10, 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.

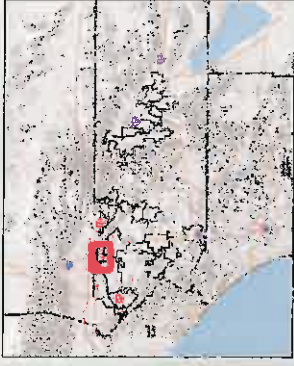
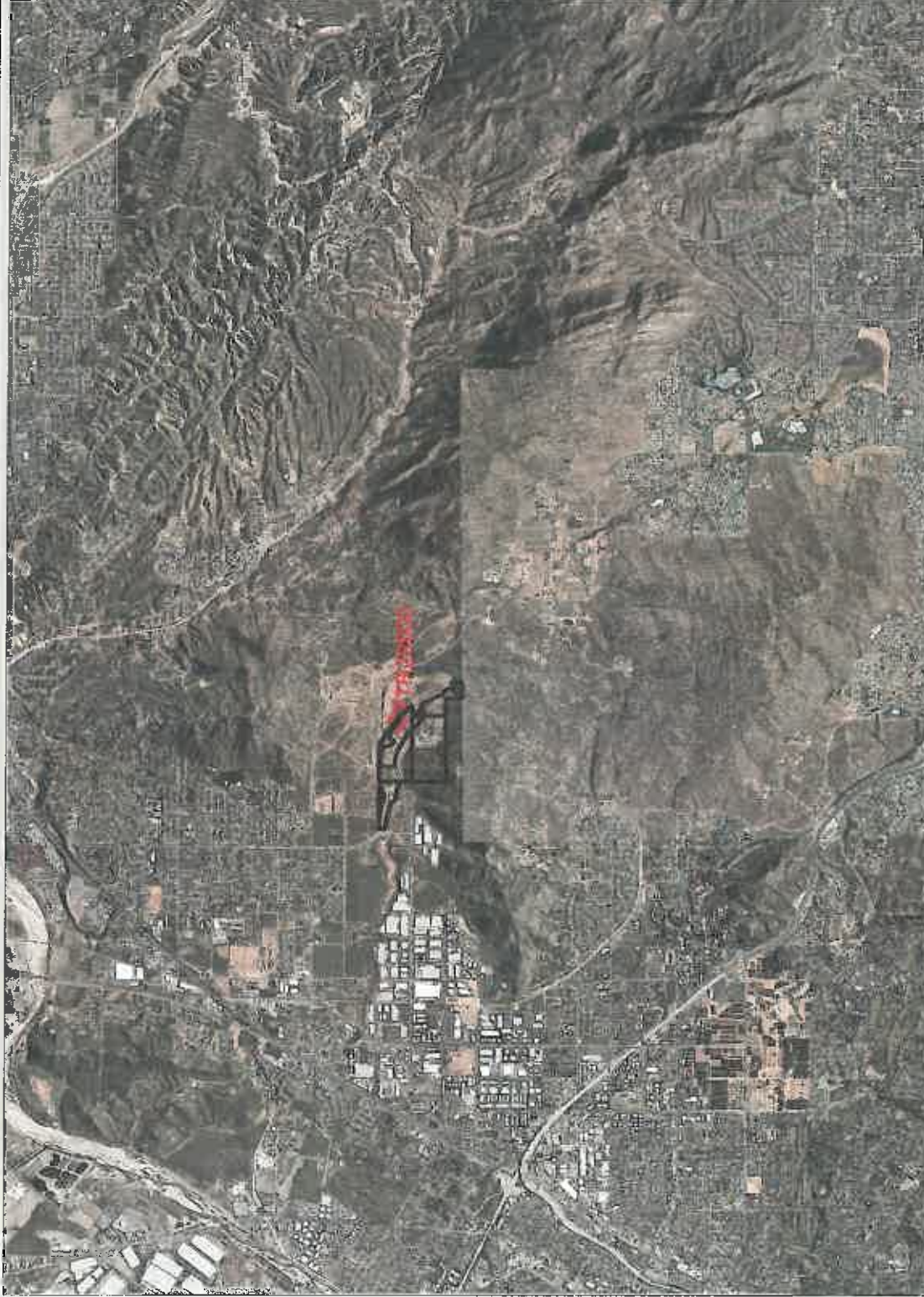
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 9, 2017. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29600** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 4th EOT for TR29600

## Vicinity Map



Legend

Notes

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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# Extension of Time Environmental Determination

Project Case Number: TR29600  
Original E.A. Number: 37995  
Extension of Time No.: Fourth  
Original Approval Date: September 9, 2003  
Project Location: Southwesterly of Piegon Pass Road, and Easterly of Mt. Vernon Avenue.

Project Description: The subdivision hereby permitted is to divide the subject 176.28 acre property into 273 single family residential lots with a minimum lot size of 7,200 square feet.

On September 9, 2003, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | 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 TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.   |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.   |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under 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 cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.   |

Signature:   
Ash Syed, Planner

Date: July 10, 2017  
Charissa Leach, P.E. Assistant TLMA Director

## Syed, Ashiq

---

**From:** Debbie <debbie@acdy.net>  
**Sent:** Monday, July 10, 2017 11:34 AM  
**To:** Syed, Ashiq  
**Subject:** RE: Recommended Conditions of Approval for 4th EOT of TR29598, TR29599R1, TR29600, & TR29740M1

Good Morning,

I wanted to let you know that we are in agreement as to the additional conditions for the maps in Spring Mountain Ranch (Tract 29598, Tract 29599R1, Tract 29600 and Tract 29740M1). Please let me know if you need anything further from me.

Thank you

Debbie Melvin  
951 818 5914

**From:** Syed, Ashiq [mailto:ASyed@rivco.org]  
**Sent:** Friday, June 2, 2017 01:39 PM  
**To:** debbie@acdy.net  
**Cc:** Abarrett@istar.com  
**Subject:** Recommended Conditions of Approval for 4th EOT of TR29598, TR29599R1, TR29600, & TR29740M1

Hello Debbie,

I am Ash Syed. I will be taking over for Victoria Banda in processing your Extension of Time (EOT) request for **TR29598**, **TR29599R1**, **TR29600**, and **TR29740M1**. Attached are the recommended Conditions of Approval (COA) for each.

I understand that Victoria had already sent you these conditions for the extension on March 15th. I would like to continue with the staff report for this extension, however I need your acceptance of the conditions first. Please feel free to reach out if you have any questions.

Attn: SFI SMR LP  
4350 Von Karman Ave. STE 225  
Newport Beach, CA 92660

**RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29598, 29599R1, 29600, and 29740M1.**

The County Planning Department, for this extension of time, 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.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

**TR29598**

50. E Health. 3  
50. Trans. 39  
60. BS Grade. 10  
60. Trans. 2  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 11

**TR29599R1**

50. E Health. 6  
50. Trans. 52  
60. BS Grad. 14  
60. Trans. 2  
80. Trans. 4  
90. BS Grade. 3  
90. Trans. 12

**TR29600**

50. E Health. 3  
50. Tran. 38  
60. BS Grade. 10  
60. Trans. 2  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 11

**TR29740M1**

50. E Health. 1  
50. Trans. 36  
60. BS Grade. 14  
60. Trans. 1  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 8

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Board of Supervisors hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; OR,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.



**Ash Syed – Contract Planner**

4080 Lemon Street, 12<sup>th</sup> Floor

Riverside, CA 92501

Email: [asyed@rivco.org](mailto:asyed@rivco.org)

Phone: 951-955-6035

**Confidentiality Disclaimer**

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**County of Riverside California**

03/15/17  
11:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR29600

Parcel: 257-180-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3

EOT4 - 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. 38

EOT4 - 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](http://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 #: TR29600

Parcel: 257-180-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 38 EOT4 - 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. 10 EOT4 - 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 #: TR29600

Parcel: 257-180-009

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT4 - 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](http://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. 3

EOT4 -WQMP 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 #: TR29600

Parcel: 257-180-009

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT4 - 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. 11 EOT4 - 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

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11:22

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR29600

Parcel: 257-180-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT4 - 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: Highgrove**  
**Zoning District: Edgemont-Sunnymead**  
**Supervisorial District: Second**  
**Project Planner: Ash Syed**  
**Planning Commission Hearing: August 2, 2017**

**TENTATIVE TRACT MAP NO. 29740**  
**FOURTH EXTENSION OF TIME**  
**Applicant: SFI SMR LP**  
**c/o Debbie Melvin**



Charissa Leach, P.E.  
Assistant TLMA Director

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

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide the subject of 98.67 acres into 270 residential lots with a minimum lot size of 7,027 sq. ft. and five (5) Open Space lots.

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

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

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

### **REQUEST:**

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29740**

### **BACKGROUND:**

Tentative Tract Map No. 29740 was originally approved at Planning Commission on September 9, 2003.

The First Extension of Time for Tentative Tract Map No. 29740 was approved at Planning Commission on October 20, 2006.

The Second Extension of Time for Tentative Tract Map No. 29740 was approved at Planning Commission on August 18, 2008.

The Third Extension of Time for Tentative Tract Map No. 29740 was approved at Planning Commission on October 6, 2015.

The Fourth Extension of Time was received September 7, 2016, ahead of the expiration date, September 9, 2016. The Applicant and the County negotiated conditions of approval and reached consensus on July 10, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends 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 July 10, 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.

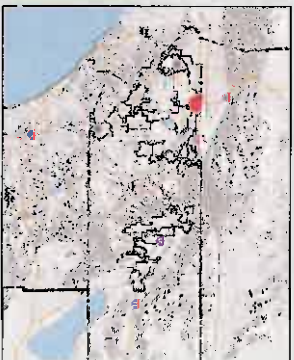
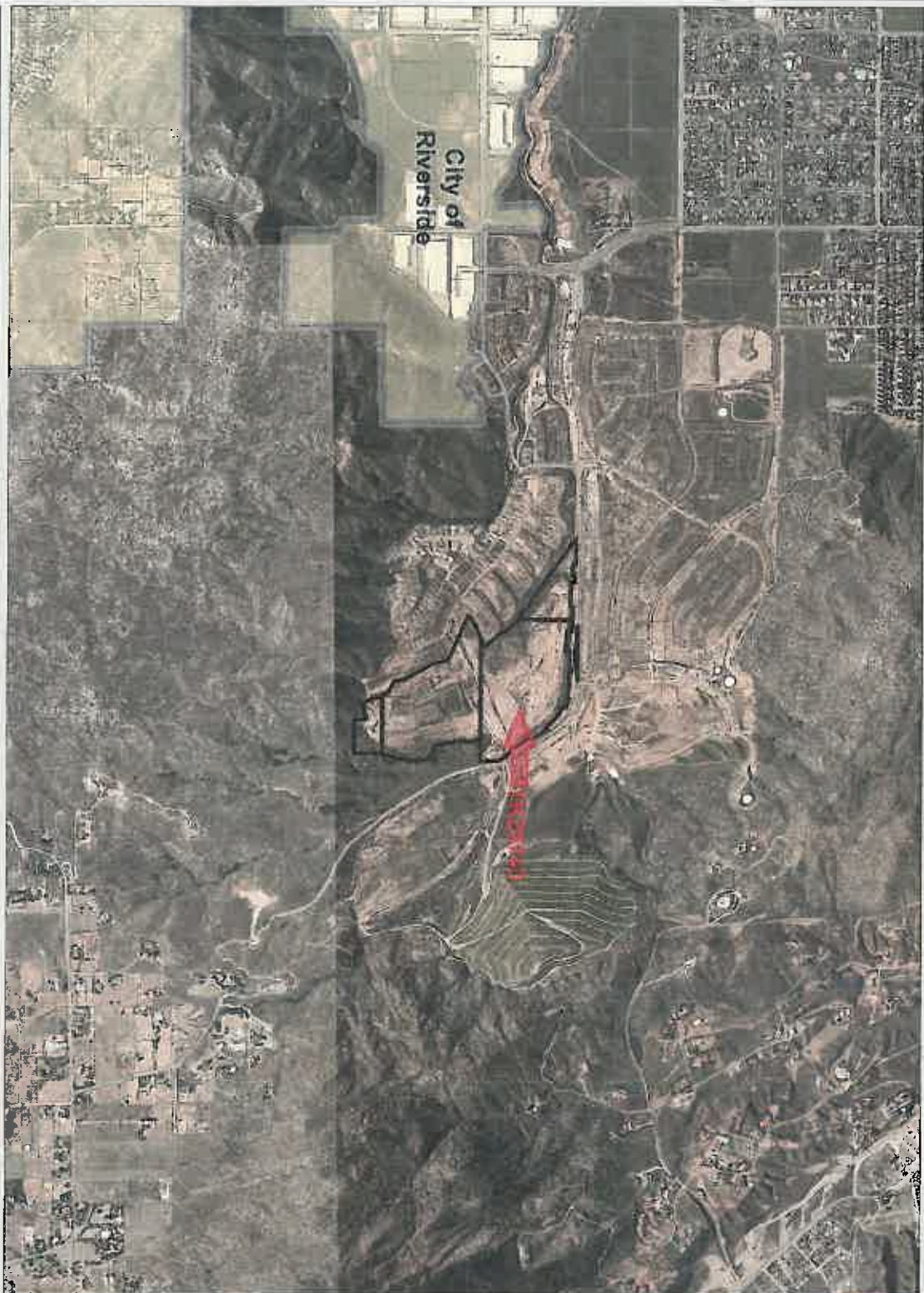
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 9, 2017. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.



**RECOMMENDATION:**

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29740** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

# 4th EOT for TR29740

## Vicinity Map



- Legend**
-  City Boundaries
  -  Cities

**Notes**

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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# Extension of Time Environmental Determination

Project Case Number: TR29740

Original E.A. Number: 41159

Extension of Time No.: Fourth

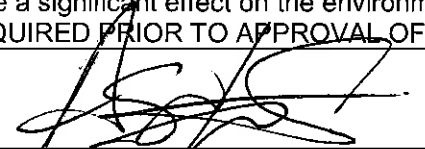
Original Approval Date: September 9, 2003

Project Location: Southerly of Center Street, Northerly of Piegon Pass Road, and Easterly of Mt. Vernon Avenue.

Project Description: The subdivision hereby permitted is to divide the subject of 98.67 acres into 270 residential lots with a minimum lot size of 7,027 sq. ft. and five (5) Open Space lots.

On December 4, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | 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 TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.   |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.   |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under 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 cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.   |

Signature:   
Ash Syed, Planner

Date: July 10, 2017  
Charissa Leach, P.E.      Assistant TLMA Director

## Syed, Ashiq

---

**From:** Debbie <debbie@acdy.net>  
**Sent:** Monday, July 10, 2017 11:34 AM  
**To:** Syed, Ashiq  
**Subject:** RE: Recommended Conditions of Approval for 4th EOT of TR29598, TR29599R1, TR29600, & TR29740M1

Good Morning,

I wanted to let you know that we are in agreement as to the additional conditions for the maps in Spring Mountain Ranch (Tract 29598, Tract 29599R1, Tract 29600 and Tract 29740M1). Please let me know if you need anything further from me.

Thank you

Debbie Melvin  
951 818 5914

**From:** Syed, Ashiq [mailto:ASyed@rivco.org]  
**Sent:** Friday, June 2, 2017 01:39 PM  
**To:** debbie@acdy.net  
**Cc:** Abarrett@istar.com  
**Subject:** Recommended Conditions of Approval for 4th EOT of TR29598, TR29599R1, TR29600, & TR29740M1

Hello Debbie,

I am Ash Syed. I will be taking over for Victoria Banda in processing your Extension of Time (EOT) request for **TR29598**, **TR29599R1**, **TR29600**, and **TR29740M1**. Attached are the recommended Conditions of Approval (COA) for each.

I understand that Victoria had already sent you these conditions for the extension on March 15th. I would like to continue with the staff report for this extension, however I need your acceptance of the conditions first. Please feel free to reach out if you have any questions.

Attn: SFI SMR LP  
4350 Von Karman Ave. STE 225  
Newport Beach, CA 92660

**RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29598, 29599R1, 29600, and 29740M1.**

The County Planning Department, for this extension of time, 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.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

**TR29598**

50. E Health. 3  
50. Trans. 39  
60. BS Grade. 10  
60. Trans. 2  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 11

**TR29599R1**

50. E Health. 6  
50. Trans. 52  
60. BS Grad. 14  
60. Trans. 2  
80. Trans. 4  
90. BS Grade. 3  
90. Trans. 12

**TR29600**

50. E Health. 3  
50. Tran. 38  
60. BS Grade. 10  
60. Trans. 2  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 11

**TR29740M1**

50. E Health. 1  
50. Trans. 36  
60. BS Grade. 14  
60. Trans. 1  
80. Trans. 3  
90. BS Grade. 3  
90. Trans. 8

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Board of Supervisors hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; OR,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**Ash Syed – Contract Planner**

4080 Lemon Street, 12<sup>th</sup> Floor

Riverside, CA 92501

Email: [asyed@rivco.org](mailto:asyed@rivco.org)

Phone: 951-955-6035

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**County of Riverside California**



03/15/17  
12:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR29740M1

Parcel: 255-230-011

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT4 - 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. 36 EOT4 - 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](http://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

03/15/17  
12:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR29740M1

Parcel: 255-230-011

50. PRIOR TO MAP RECORDATION

50.TRANS. 36 EOT4 - 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 EOT4 - 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)

03/15/17  
12:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR29740M1

Parcel: 255-230-011

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT4 - 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](http://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. 3 EOT4 -WQMP 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 #: TR29740M1

Parcel: 255-230-011

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT4 - 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. 8 EOT4 - 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

03/15/17  
12:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR29740M1

Parcel: 255-230-011

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT4 - 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)

1.5

**Agenda Item No.**  
**Area Plan: Lakeview/Nuevo**  
**Zoning Area: Nuevo**  
**Supervisory District: Fifth**  
**Project Planner: Arturo Ortuño**  
**Planning Commission Hearing: August 2, 2017**

**TENTATIVE TRACT MAP NO. 31817**  
**FOURTH EXTENSION OF TIME**  
**Applicant: Lansing Companies**

---

Charissa Leach, P.E.  
Assistant TLMA Director

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

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 17.2 gross acres into 28 single family residential lots with a minimum lot size of 20,000 sq. ft. and 1 detention basin.

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

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

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

### **REQUEST:**

**FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817**

### **BACKGROUND:**

Tentative Tract Map No. 31817 was originally approved at Planning Commission on August 25, 2004. The project proceeded to the Board of Supervisors for receive and file on October 19, 2004.

The first Extension of Time was approved at the Planning Commission on August 20, 2008.

The second Extension of Time was approved at the Planning Commission on December 2, 2015.

The third Extension of Time was approved at the Planning Commission on November 16, 2016.

The fourth Extension of Time was received June 19, 2017, ahead of the expiration date of August 25, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 23, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends 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 June 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.

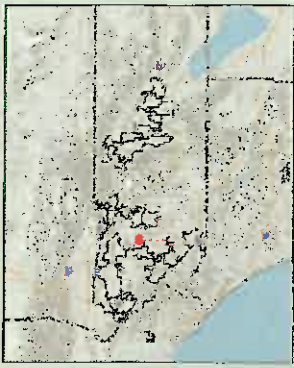
Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become August 25, 2018. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31817**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 25, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.



# 4th EOT for TR31817 Vicinity Map



## Legend

- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

## Notes

**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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# Extension of Time Environmental Determination

Project Case Number: TR31817  
 Original E.A. Number: 39315  
 Extension of Time No.: Fourth  
 Original Approval Date: August 25, 2004  
 Project Location: North of Central Avenue, South of Nuevo Road and East of Menifee Road

Project Description: Schedule "B" Subdivision of 17.2 gross acres into 28 single family residential lots with a minimum lot size of 20,000 sq. ft. and 1 detention basin.

On August 25, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

|                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | 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 TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.   |
| <input checked="" type="checkbox"/> | I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.   |
| <input type="checkbox"/>            | I find that there are one or more potentially significant environmental changes or other changes to the circumstances under 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 cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL. |
| <input type="checkbox"/>            | I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.   |

Signature:   
 Arturo Ortuño, Contract Planner

Date: July 13, 2017  
 For Charissa Leech, Assistant TLMA Director

## Ortuno, Arturo

---

**From:** James Hoxie <jhoxie@lansingcompanies.com>  
**Sent:** Friday, June 23, 2017 4:14 PM  
**To:** Ortuno, Arturo  
**Subject:** RE: 4th EOT TR31817 Recommended Conditions

Mr. Ortuno,

The Applicant has reviewed the additions to COA and approves them.

50. REQ E HEALTH DOCUMENTS 80. WQMP AND MAINTENANCE  
50. FINAL ACCESS AND MAINT 90. WQMP REQUIRED  
60. REQ BMP SWPPP WQMP 90. WQMP COMP AND BNS REG  
60. FINAL WQMP FOR GRADING

Thank you for your assistance.

**Jim Hoxie**



**12671 High Bluff Drive, Ste. 150**  
**San Diego, CA 92130**  
**P: 858-523-0719**  
**F: 858-523-0826**

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 Please consider the environment before printing this e-mail.

---

**From:** Ortuno, Arturo [mailto:AOrtuno@rivco.org]  
**Sent:** Friday, June 23, 2017 3:22 PM  
**To:** Gregory Lansing  
**Cc:** James Hoxie; theodorecking@gmail.com  
**Subject:** 4th EOT TR31817 Recommended Conditions

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT4 - 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. 33 EOT4 - 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](http://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 #: TR31817

Parcel: 309-130-009

50. PRIOR TO MAP RECORDATION

50.TRANS. 33                      EOT4 - 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                      EOT4 - 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 #: TR31817

Parcel: 309-130-009

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT4 - 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](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

atersheds: 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

EOT4 -WQMP 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 #: TR31817

Parcel: 309-130-009

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT4 - 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 EOT4 - 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



06/23/17  
15:15

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31817

Parcel: 309-130-009

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT4 - WQMP COMP AND BNS REG (cont.)

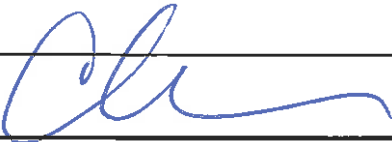
RECOMMND

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.: **4.1**  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: Third  
Project Planner: Larry Ross  
Planning Commission: August 2, 2017

Public Use Permit No. 931  
Environmental Assessment No. 42963  
Applicant: 34155 Winchester Rd, LLC  
Engineer/Representative: PlaceWorks



Charissa Leach P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION:

Public Use Permit No. 931 proposes the construction and operation of a charter school serving 600 students for kindergarten through 8<sup>th</sup> grade. Total building area is approximately 45,000 square feet. An existing single family home and garage will remain onsite.

### PROJECT LOCATION:

Northwest of Highway 79, east of Pourroy Road, and south of Keller Road

### BACKGROUND:

The Temecula Valley Charter School was founded in 1994, under the name Temecula Learning Center. The school has been operating at its current location, 35755 Abelia Street, in French Valley for many years. The current charter school site is owned by the Temecula Valley School District, and because of operational needs of the Temecula Valley School District asked the Temecula Valley Charter School to relocate. The proposed Public Use Permit No. 931 is for the relocation of the existing school, staff and students.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural: Rural Residential (RR)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) to the north and west, and Community Development: Commercial Retail (CD:CR) to the south and east. |
| 3. Existing Zoning (Ex. #2):                   | Rural Residential (R-R)  |
| 4. Surrounding Zoning (Ex. #2):                | Rural Residential (R-R) to the north and west, General Commercial (C-1/C-P) to the south, and Specific Plan to the east.           |
| 5. Existing Land Use (Ex. #1):                 | Single Family Residential  |
| 6. Surrounding Land Use (Ex. #1):              | Single Family Residential to the north, east and west, vacant to the south.  |
| 7. Project Data:                               | Total Acreage: 14.59   |

8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42963**, 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,

**APPROVE** **PUBLIC USE PERMIT NO. 931**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural: Rural Residential (R:RR) on the Southwest Area Plan.
2. The proposed use, a charter school is consistent with the Rural: Rural Residential (RR) designation. The RR designation allows for governmental uses, the charter school is a governmental use.
3. The project site is within the Highway 79 Policy Area of the Southwest Area Plan. The Highway 79 Policy Area requires a 9 percent reduction from the midpoint of the density range for a given General Plan designation for residential land division. Since the proposed project is not a residential subdivision, it is not subject to the Highway 79 Policy area requirements.
4. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) to the north and west, and Community Development: Commercial Retail (CD:CR) to the south and east..
5. The zoning for the subject site is Rural Residential (R-R).
6. The proposed use, a charter school, is consistent with the development standards set forth in the Rural Residential (R-R) zone:

“One family residences shall not exceed forty (40’) feet in height. No other building or structure shall exceed fifty (50’) feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75’) feet in height or any other structure exceed one hundred five (105’) feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.”

The tallest building in the project is 28 feet in height, therefore the project does not exceed the height requirement of the zone.

“Lot Area. One-half acre, with a minimum average width of 80 feet, including the area to the center of adjacent streets, shall be the minimum size of any lot except as follows:

- (i) Public utilities, 20,000 square feet with a minimum average lot width and depth of 100 feet.”

The project currently has two lots, but the project is conditioned to be merged into one lot. The current lot sizes of each lot is approximately 7 acres, thus exceeding the half acre requirement.

The first lot currently has a width of 513 feet. The second lot has a width of 300 feet that expands to 767 feet in width, giving it an average width of 533.5 feet. Both lots in their current configuration meet minimum average 80 foot lot width, and with the parcel merger the new lot will have an average lot width of 944.5 feet which also meets the required minimum average 80 foot lot width.

“Automobile storage space shall be provided as required by Section 18.12. of this ordinance.”

Under section 18.12, elementary schools are required to be parked at “Whichever is greater: 1 space/classroom, OR 1 space/3 seats in the auditorium or multi-purpose room. “ The project has a multipurpose room with 290 seats, which when divided by 3 as stated above, the required parking would be 97 parking spaces. The project has provided 98 parking spaces.

7. Pursuant to Section 18.29 of Ordinance No. 348, the proposed charter school is permitted in the Rural Residential (R-R) zone with an approved public use permit. Section 18.29 provides that that educational institutions may be permitted in any zoning classification provided a public use permit is granted.
8. Pursuant to Section 18.29d of Ordinance No. 348, “A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community”

The proposed school has been designed to insure the safety of both the children that attend the school as well as the public at large. The school meets Fire code requirements and the Transportation requirements for such a facility. In addition, a school meets the needs of the community by providing schooling to the children that reside in the Temecula Valley School District. The charter school further assists the School District in its mission to educate the children located in the district by taking pressure off of the district’s limited resources and giving the community at large a choice as to an alternate form of education within the district.

9. In accordance with Section 18.12 of Ordinance No. 348 the required parking for this facility is 93 parking spaces. The proposed charter school will include 96 parking spaces.
10. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north and west, General Commercial (C-1/C-P) to the south, and Specific Plan to the east.
11. Single family residential uses have been constructed and are operating in the project vicinity.
12. The project site is located within the City of Murrieta sphere of influence and as such a copy of the project was transmitted to the City of Murrieta. As of writing of this staff report, no response has been received from the City of Murrieta.
13. This project is located within Criteria Area 5275 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project went through the HANS process and the project was transmitted to Joint Project Review on June 20, 2017 by the Regional Conservation Authority. Conservation within this Cell will range from 10%-20% of the Cell focusing in the southern portion of the Cell. The project site, however, is located in the northwestern part of the Cell. Further, the proposed Constrained Linkage 8 is located approximately 1,400 feet south of the project site. The land between the project site and the linkage is in agricultural use and is crossed by SR-79. The proposed project would not impact the assembly or wildlife movement function of Constrained

Linkage 18. As a result, the project is not required to provide land for conservation and it fulfills the requirements of Criteria Cell 5275 and Constrained Linkage 18.

14. The project is located within the Stephens Kangaroo Rat Fee Area or Core Reserve Area. The project has been conditioned (60.PLANNING.11) that prior to the issuance of a grading permit, the applicant shall comply with the provisions of the Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.
15. Notifications about this project were sent to the Native American tribes that requested to be noticed pursuant to AB 52. These include the Pechanga Band of Luiseno Indians, Soboba Band of Luiseño Indians, Ramona Band of Cahuilla Indians, Colorado River Indian Tribes and the Rincon Band of Luiseño Indians. Requests for consultation were received from Pechanga and Soboba. The remaining tribes did not request consultation on this project. Pechanga and Soboba did not identify any Tribal Cultural Resources in the project area. Pechanga and Soboba expressed concern that subsurface resources may be present and requested that a tribal monitor be present during grading activities(60.PLANNING 3). Consultation was concluded with both Pechanga and Soboba on April 19, 2017.
16. Environmental Assessment No. 42963 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Geology/Soils

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

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Rural: Rural Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) 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:**

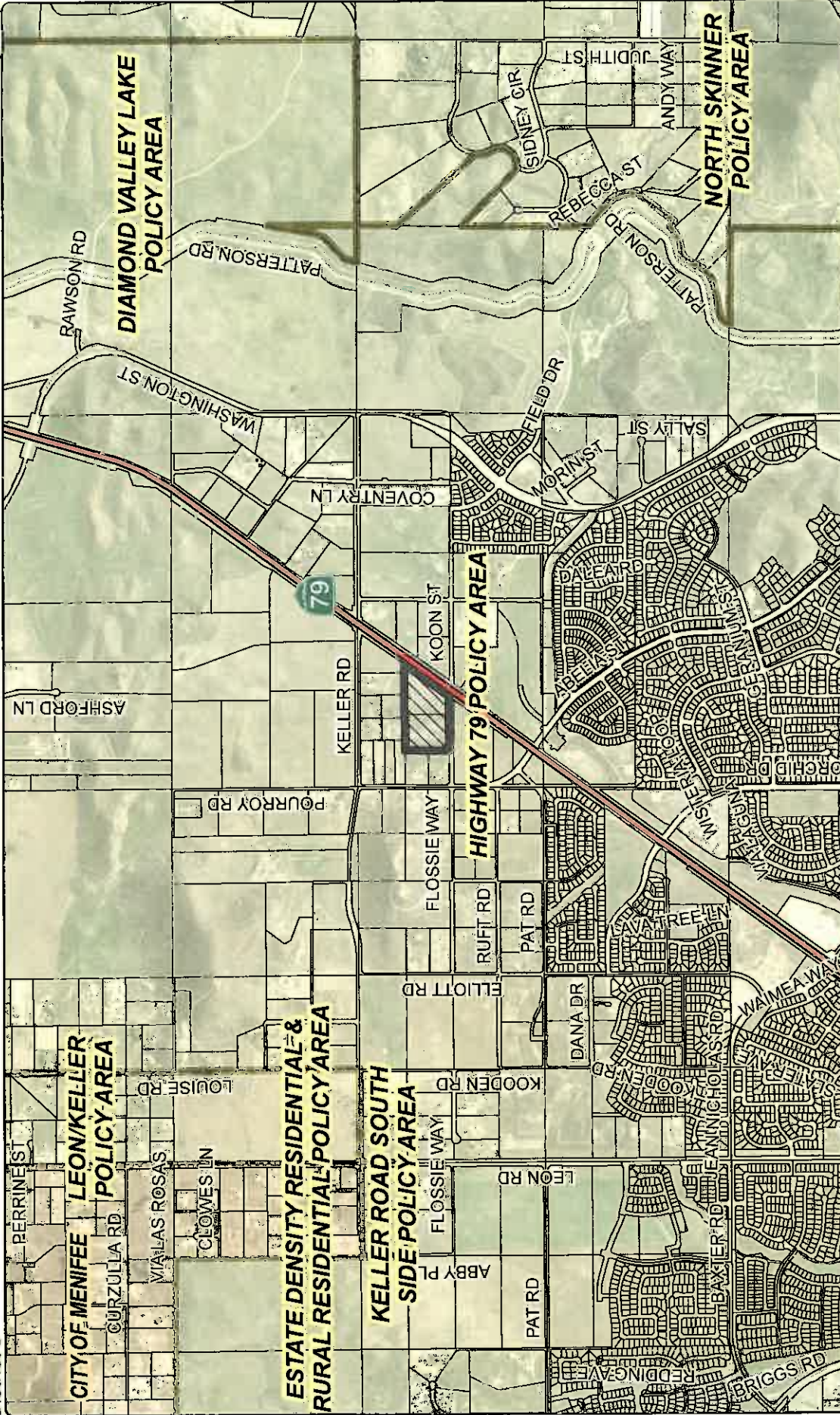
1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area;

- b. California Gnatcatcher, Quino Checkerspot Butterfly habitat;
  - c. A high fire area; or
  - d. Recreation and Parks District boundary.
  
3. The project site **is** located within:
  - a. The city of Murrieta sphere of influence;
  - b. The Stephens Kangaroo Rat Fee Area; and
  - c. A low liquefaction potential area;
  
4. The subject site is currently designated as Assessor's Parcel Numbers 476-010-013 and 476-010-059.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PUP00931  
VICINITY/POLICY AREAS**

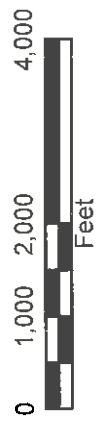
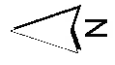
Supervisor: Washington  
District 3

Date Drawn: 05/03/2017  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Ordinance. The new General Ordinance contains different type of land use designations for various zoning purposes. For further information, please contact the Riverside County Planning Department at (951) 948-4277 (ext. 217) or visit our website at <http://www.riversideca.gov>.

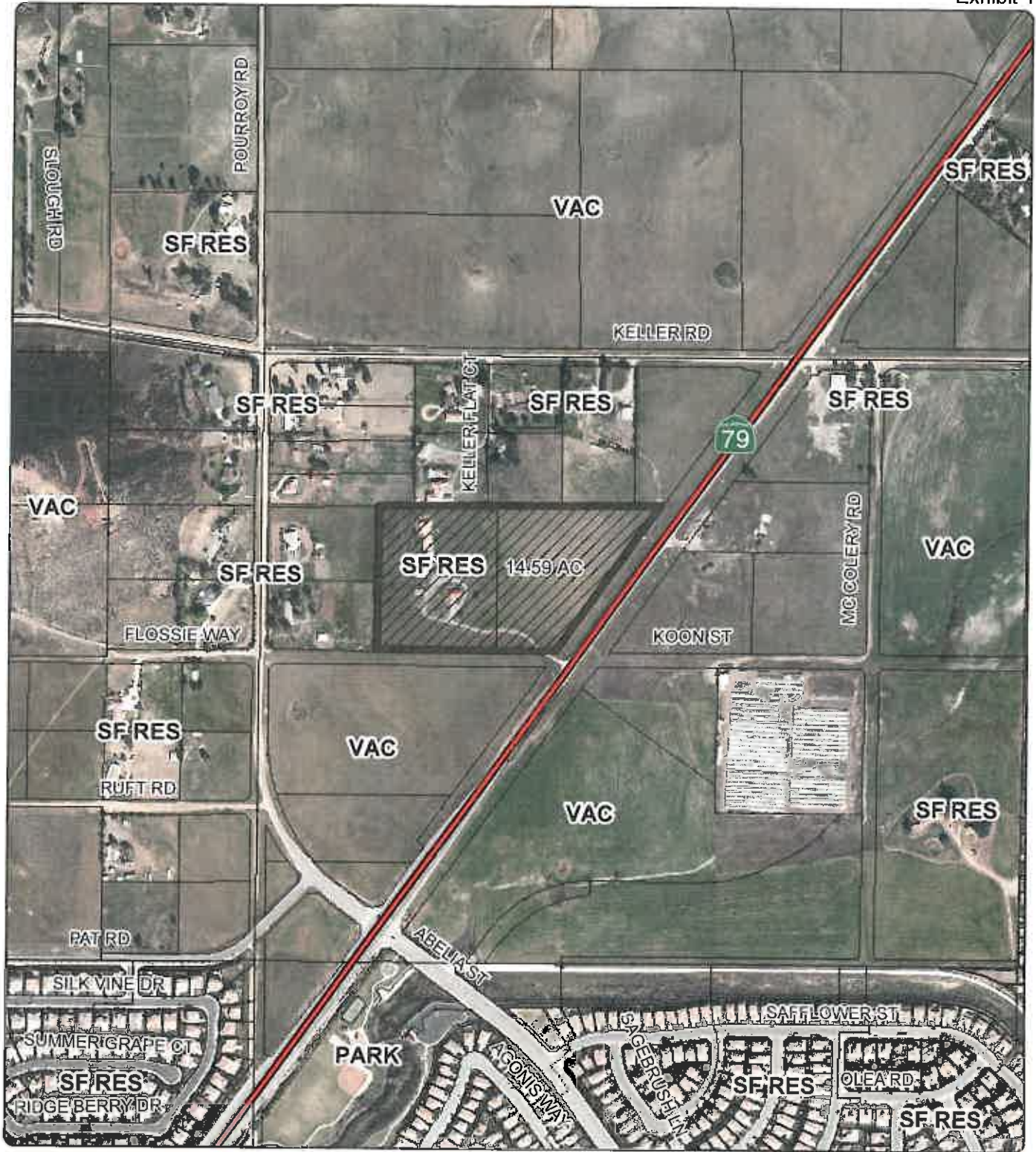
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00931

LAND USE

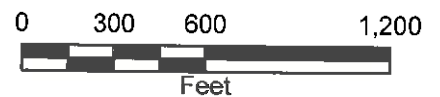
Supervisor: Washington  
District 3

Date Drawn: 05/03/2017  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

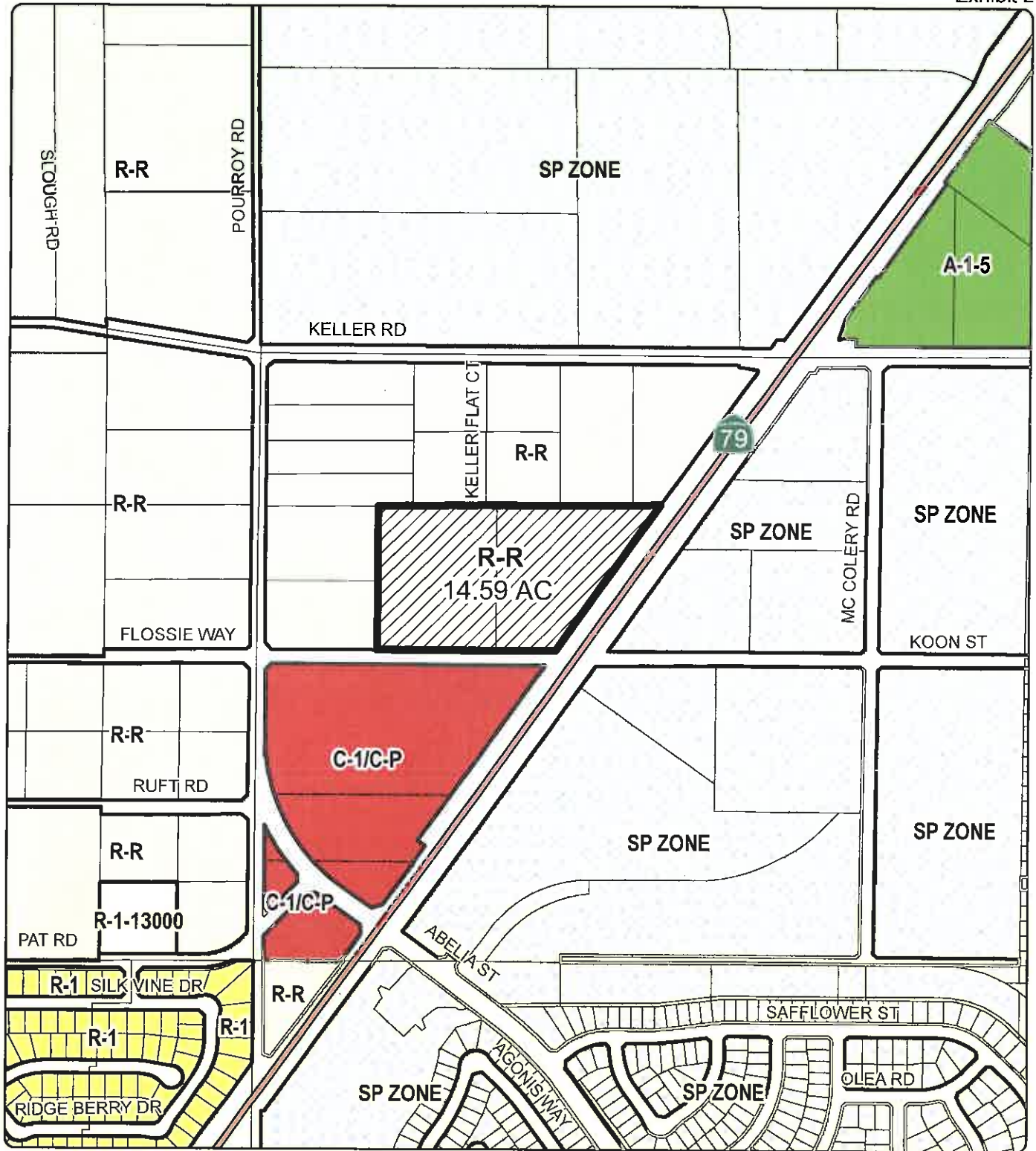
PUP00931

Date Drawn: 05/03/2017

Supervisor: Washington  
District 3

EXISTING ZONING

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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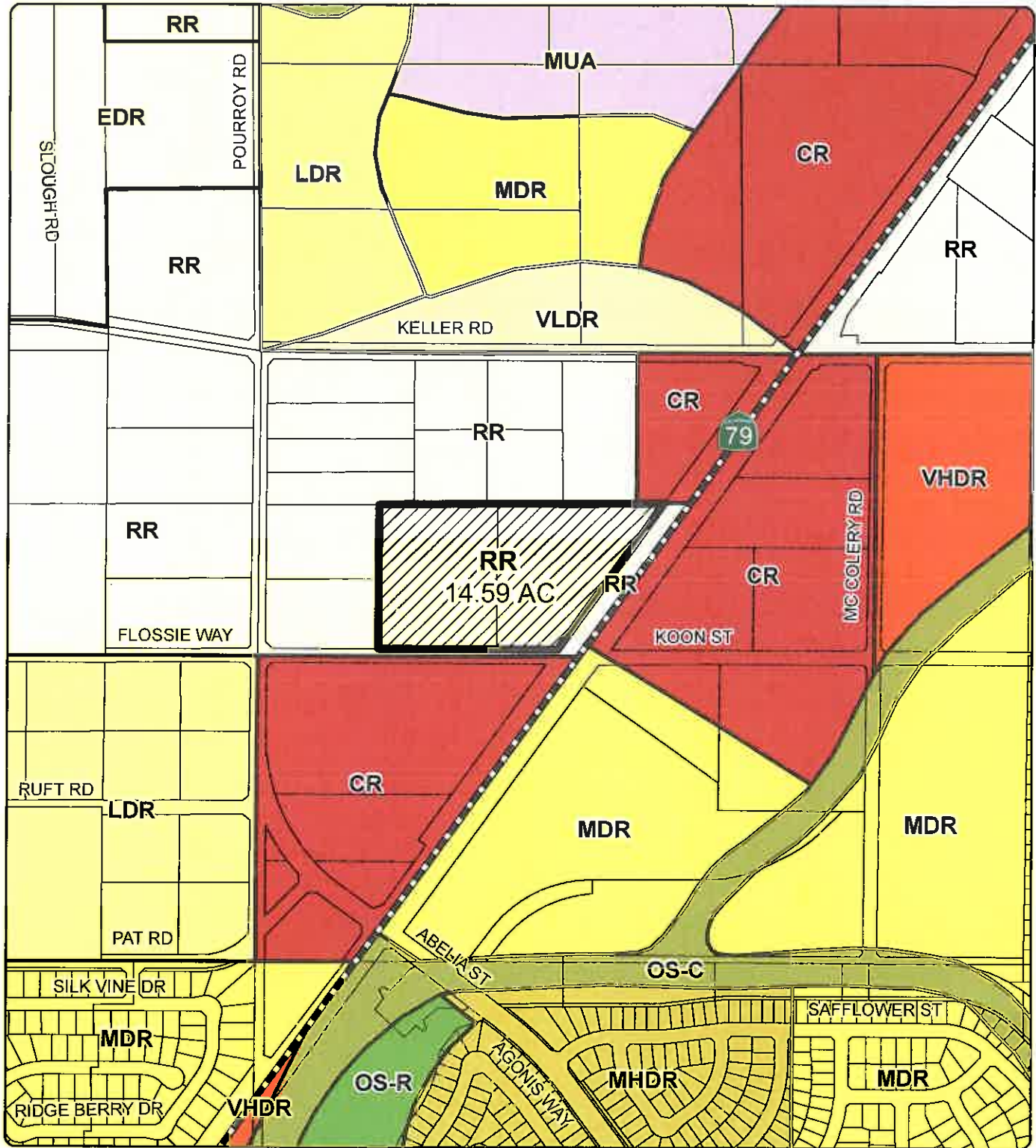
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00931

EXISTING GENERAL PLAN

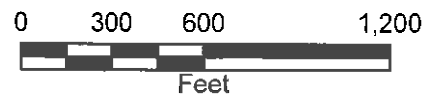
Supervisor: Washington  
District 3

Date Drawn: 05/03/2017  
Exhibit 5



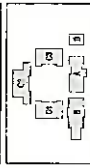
Zoning Area: Rancho California

Author: Vinnie Nguyen



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**CONTRACT**

DATE: 11/11/11  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 CONTRACT NO.: 11-11-009

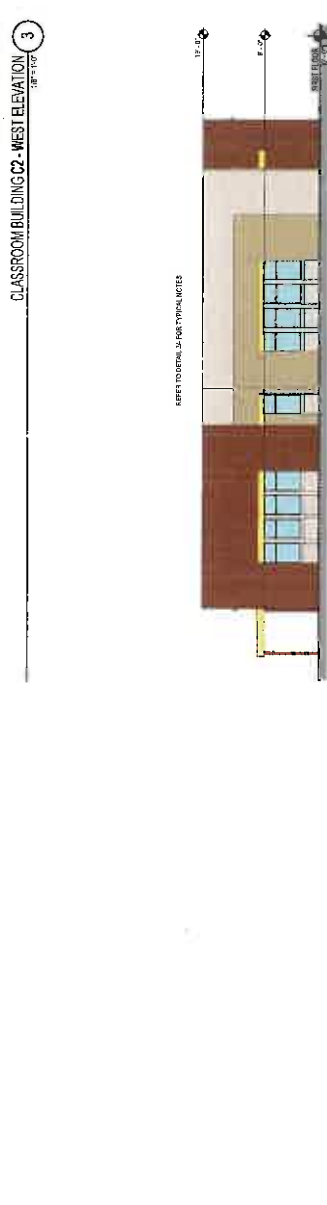
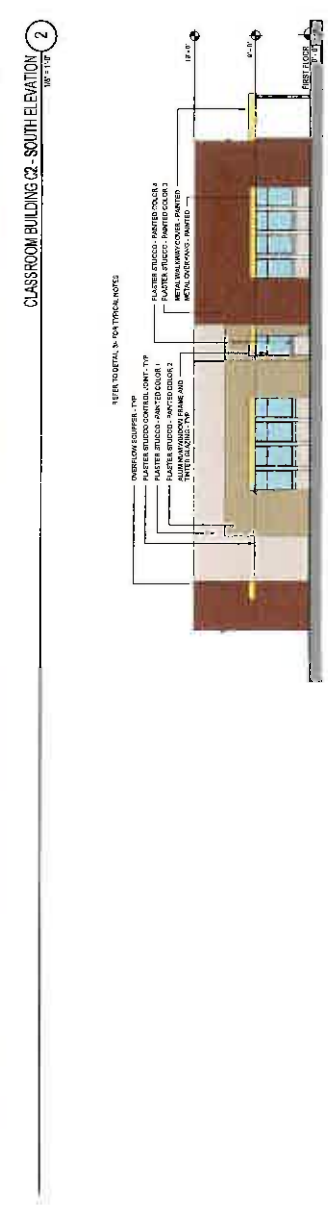
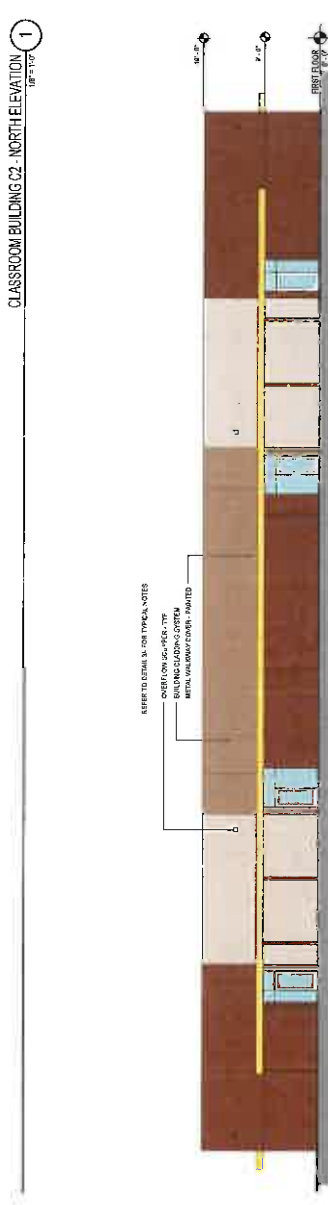
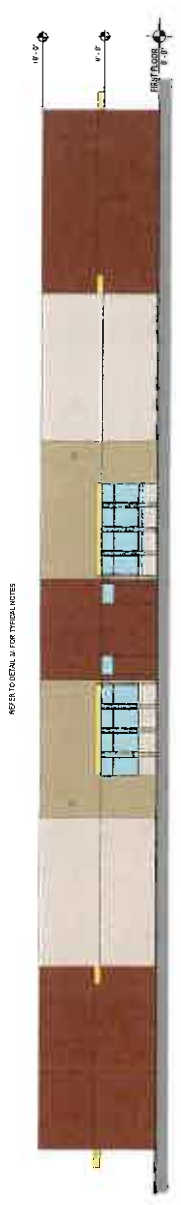
**REVISIONS**

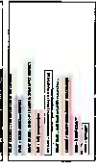
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**PROJECT INFORMATION**

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 PROJECT NUMBER: 11-11-009  
 SHEET NUMBER: 11-11-009-001

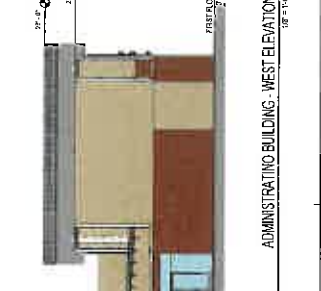
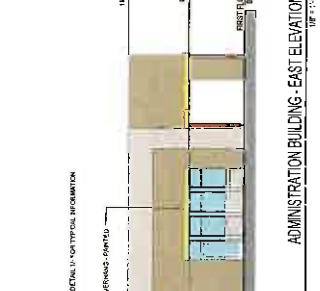
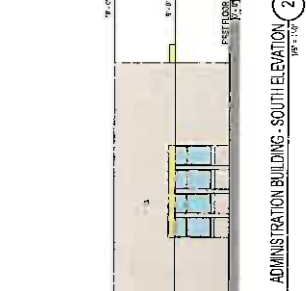
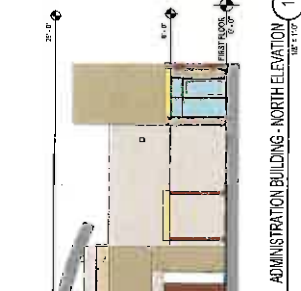
**BUILDING C2 ELEVATIONS**  
**PAC5.2**

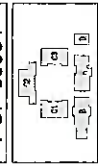




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 CHECKED BY: [Blank]  
 DATE: 08/07/15 SCALE: 1/8" = 1'-0"  
 PROJECT NUMBER: 151500



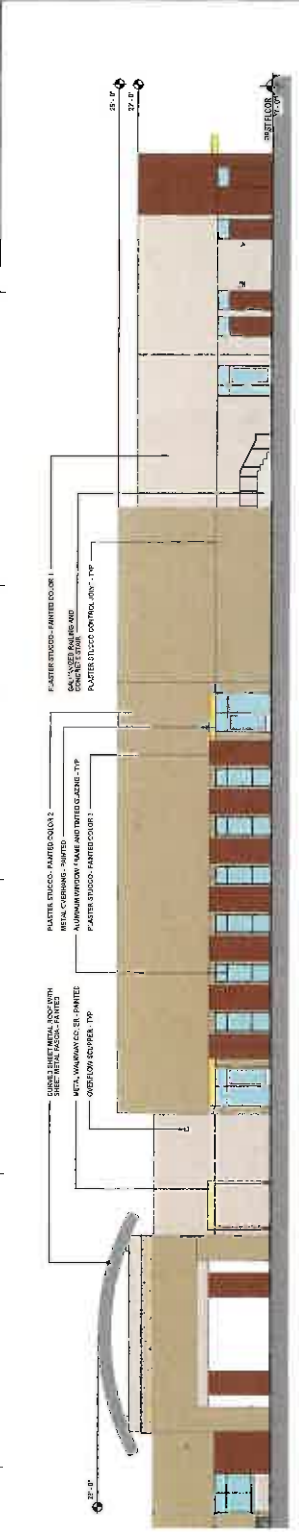


**CONSULTANT**  
 WIC ARCHITECTS  
 100 BANCROFT BOULEVARD  
 TEMECULA, CA 91105  
 TEL: 909-897-1809  
 WWW.WICARCHITECTS.COM

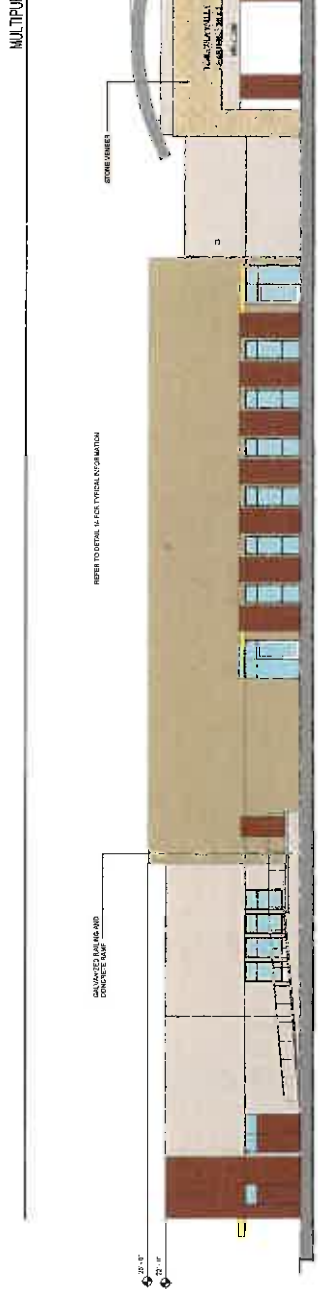
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**BUILDING B  
 ELEVATIONS**  
**NUMBER  
 PAB5.1**



**MULTIPURPOSE BUILDING - NORTH ELEVATION**  
 1/8" = 1'-0"



**MULTIPURPOSE BUILDING - SOUTH ELEVATION**  
 1/8" = 1'-0"

REFER TO DETAIL 14 FOR TYPICAL INFORMATION



**MULTIPURPOSE BUILDING - EAST ELEVATION**  
 1/8" = 1'-0"

REFER TO DETAIL 14 FOR TYPICAL INFORMATION



**MULTIPURPOSE BUILDING - WEST ELEVATION**  
 1/8" = 1'-0"

REFER TO DETAIL 14 FOR TYPICAL INFORMATION



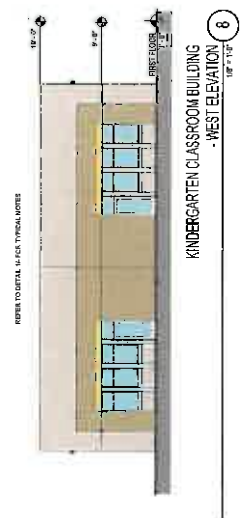
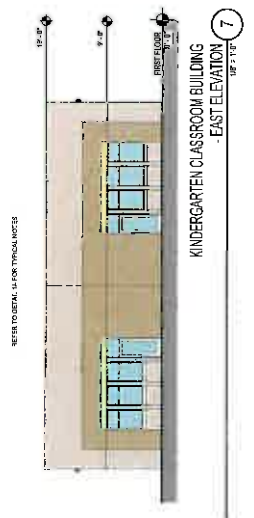
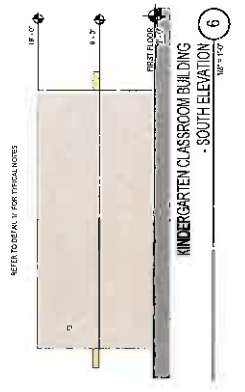
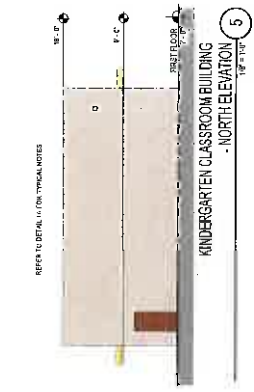
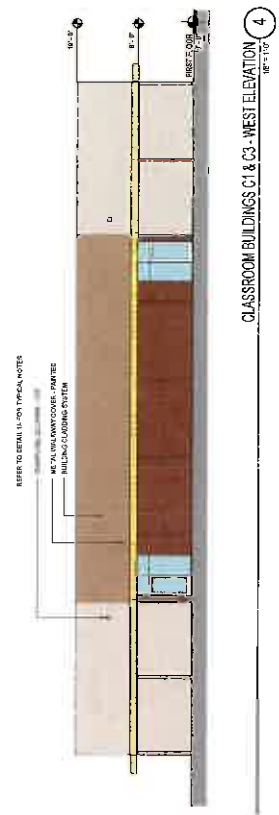
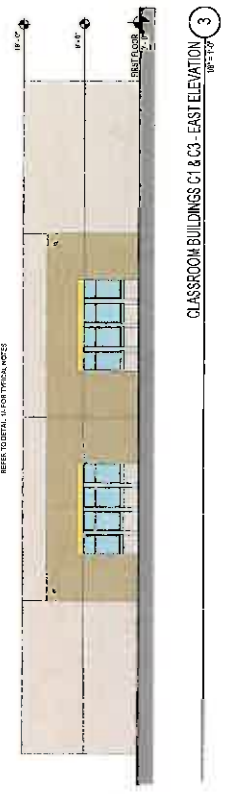
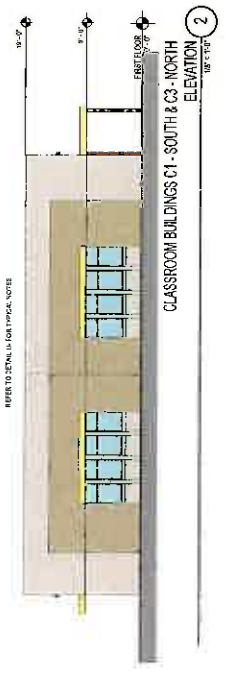
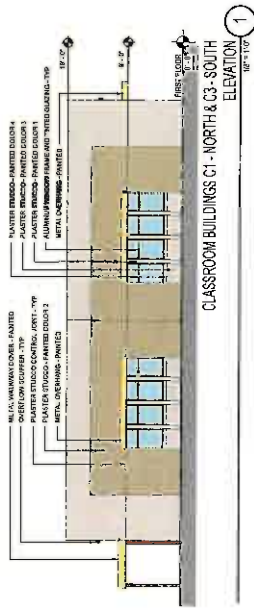
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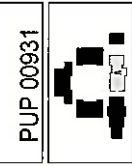
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| 12/10/18 | 3   | REVISED: OWNER   |
| 01/15/19 | 4   | REVISED: OWNER   |
| 02/15/19 | 5   | REVISED: OWNER   |

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| 10/20/18 | ISSUE FOR PERMIT | 1/8" = 1'-0" | 1815000        |

**BUILDINGS C1, C3 AND D ELEVATIONS**  
**PAC5.1**





**FOR THE CITY OF TEMECULA:**  
 CITY CLERK  
 CITY MANAGER  
 CITY ATTORNEY  
 CITY ENGINEER  
 CITY PLANNING DIRECTOR  
 CITY PUBLIC WORKS DIRECTOR  
 CITY FIRE DEPARTMENT CHIEF  
 CITY POLICE CHIEF  
 CITY HEALTH DEPARTMENT CHIEF  
 CITY SOCIAL SERVICES DIRECTOR  
 CITY COMMUNITY DEVELOPMENT DIRECTOR  
 CITY ECONOMIC DEVELOPMENT DIRECTOR  
 CITY HISTORIC PRESERVATION COMMISSION  
 CITY LANDMARKS COMMISSION  
 CITY LAND USE COMMISSION  
 CITY PLANNING COMMISSION  
 CITY PUBLIC ARTS COMMISSION  
 CITY PUBLIC WORKS COMMISSION  
 CITY WATER DEPARTMENT CHIEF  
 CITY ZONING COMMISSION

**FOR THE COUNTY OF RIVERSIDE:**  
 COUNTY CLERK  
 COUNTY ENGINEER  
 COUNTY PLANNING DIRECTOR  
 COUNTY PUBLIC WORKS DIRECTOR  
 COUNTY FIRE DEPARTMENT CHIEF  
 COUNTY POLICE CHIEF  
 COUNTY HEALTH DEPARTMENT CHIEF  
 COUNTY SOCIAL SERVICES DIRECTOR  
 COUNTY COMMUNITY DEVELOPMENT DIRECTOR  
 COUNTY ECONOMIC DEVELOPMENT DIRECTOR  
 COUNTY HISTORIC PRESERVATION COMMISSION  
 COUNTY LANDMARKS COMMISSION  
 COUNTY LAND USE COMMISSION  
 COUNTY PLANNING COMMISSION  
 COUNTY PUBLIC ARTS COMMISSION  
 COUNTY PUBLIC WORKS COMMISSION  
 COUNTY WATER DEPARTMENT CHIEF  
 COUNTY ZONING COMMISSION

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| 1   |      |    | REVISIONS   |

**BUILDING A FLOOR PLAN**  
 DRAWING NUMBER: **PAA2.1**



**VICINITY MAP**  
N.T.S.

**LANDOWNERS:**  
 TEMECULA VALLEY CHARTER SCHOOL  
 34155 WINCHESTER ROAD, WINCHESTER, CA 92591  
 CONTACT: 909.487.3009

**ARCHITECT:**  
 MIC ARCHITECTS INC  
 810 WEST 10TH STREET, SUITE 100  
 RANCHO CULVERAVILLE, CALIFORNIA 91769  
 CONTACT: 909.487.3009

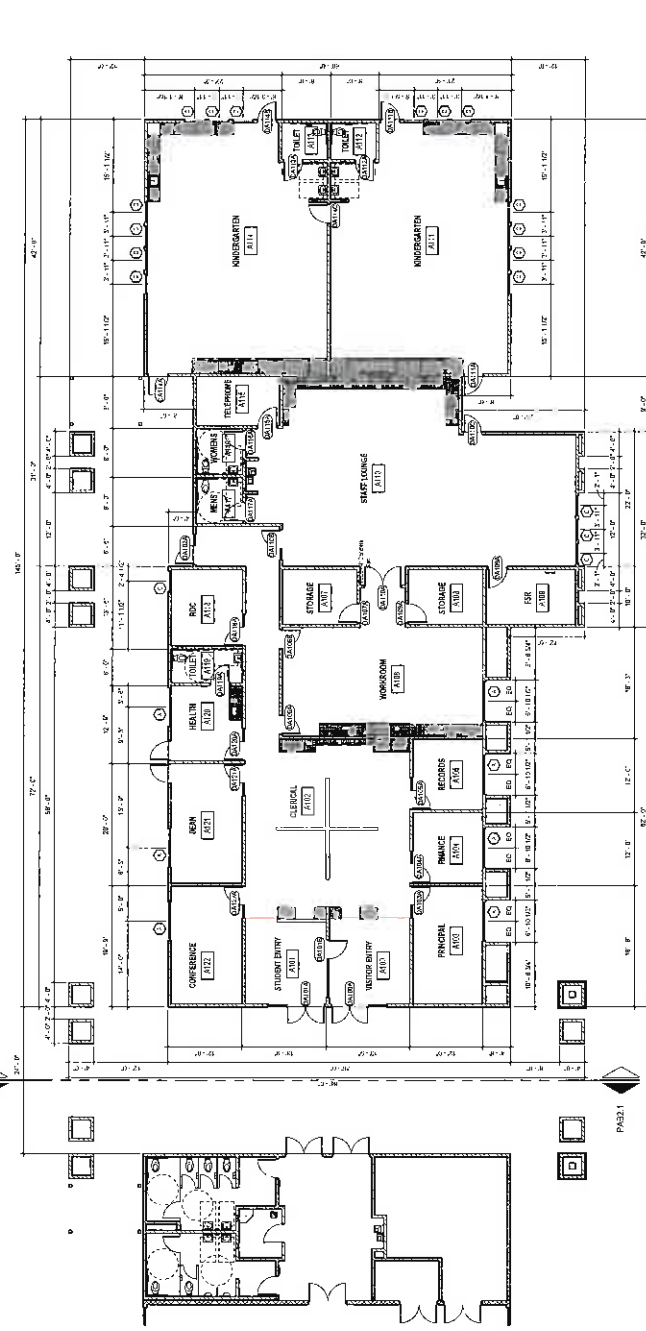
**ENGINEER:**  
 CURT FOLLOWS ARCHITECTURE  
 810 WEST 10TH STREET, SUITE 100  
 RANCHO CULVERAVILLE, CALIFORNIA 91769  
 CONTACT: 909.487.3009

**PERMITS:**  
 PUBLIC USE PERMIT  
 ZONING PERMIT  
 PLANNING PERMIT  
 ENGINEERING PERMIT  
 FIRE DEPARTMENT PERMIT  
 POLICE DEPARTMENT PERMIT  
 HEALTH DEPARTMENT PERMIT  
 SOCIAL SERVICES PERMIT  
 COMMUNITY DEVELOPMENT PERMIT  
 ECONOMIC DEVELOPMENT PERMIT  
 HISTORIC PRESERVATION PERMIT  
 LANDMARKS PERMIT  
 LAND USE PERMIT  
 PLANNING PERMIT  
 PUBLIC ARTS PERMIT  
 PUBLIC WORKS PERMIT  
 WATER DEPARTMENT PERMIT  
 ZONING PERMIT

**PROJECT DESCRIPTION:**  
 A NEW K8 CAMPUS CONSISTING OF 24 CLASSROOMS, COMPUTER LAB, GYMNASIUM, NURSERY, OFFICE, STORAGE, AND RESTROOMS. THE CAMPUS WILL BE BUILT ON A 1.99 ACRES (APPROXIMATELY 1.99 ACRES) OF LAND LOCATED AT THE INTERSECTION OF WINCHESTER ROAD AND HIGHWAY 78 IN TEMECULA, CALIFORNIA. THE PROJECT IS A PUBLIC USE PERMIT PROJECT AND IS SUBJECT TO THE TEMECULA ZONING ORDINANCES AND THE RIVERSIDE COUNTY ZONING ORDINANCES. THE PROJECT IS A PUBLIC USE PERMIT PROJECT AND IS SUBJECT TO THE TEMECULA ZONING ORDINANCES AND THE RIVERSIDE COUNTY ZONING ORDINANCES.

**FOR THE CITY OF TEMECULA:**  
 CITY CLERK  
 CITY MANAGER  
 CITY ATTORNEY  
 CITY ENGINEER  
 CITY PLANNING DIRECTOR  
 CITY PUBLIC WORKS DIRECTOR  
 CITY FIRE DEPARTMENT CHIEF  
 CITY POLICE CHIEF  
 CITY HEALTH DEPARTMENT CHIEF  
 CITY SOCIAL SERVICES DIRECTOR  
 CITY COMMUNITY DEVELOPMENT DIRECTOR  
 CITY ECONOMIC DEVELOPMENT DIRECTOR  
 CITY HISTORIC PRESERVATION COMMISSION  
 CITY LANDMARKS COMMISSION  
 CITY LAND USE COMMISSION  
 CITY PLANNING COMMISSION  
 CITY PUBLIC ARTS COMMISSION  
 CITY PUBLIC WORKS COMMISSION  
 CITY WATER DEPARTMENT CHIEF  
 CITY ZONING COMMISSION

**BUILDING A FLOOR PLAN**  
 DRAWING NUMBER: **PAA2.1**



**ADMINISTRATION BUILDING - FLOOR PLAN**  
 1/8" = 1'-0"

**FOR THE CITY OF TEMECULA:**  
 CITY CLERK  
 CITY MANAGER  
 CITY ATTORNEY  
 CITY ENGINEER  
 CITY PLANNING DIRECTOR  
 CITY PUBLIC WORKS DIRECTOR  
 CITY FIRE DEPARTMENT CHIEF  
 CITY POLICE CHIEF  
 CITY HEALTH DEPARTMENT CHIEF  
 CITY SOCIAL SERVICES DIRECTOR  
 CITY COMMUNITY DEVELOPMENT DIRECTOR  
 CITY ECONOMIC DEVELOPMENT DIRECTOR  
 CITY HISTORIC PRESERVATION COMMISSION  
 CITY LANDMARKS COMMISSION  
 CITY LAND USE COMMISSION  
 CITY PLANNING COMMISSION  
 CITY PUBLIC ARTS COMMISSION  
 CITY PUBLIC WORKS COMMISSION  
 CITY WATER DEPARTMENT CHIEF  
 CITY ZONING COMMISSION

**BUILDING A FLOOR PLAN**  
 DRAWING NUMBER: **PAA2.1**



**WIC ARCHITECTS**  
 CURTIS FUCHSBERG - PARTNER/OWNER  
 SOUTHERN CALIFORNIA  
 4107 WINDMILLER ROAD, SUITE 100  
 VANOC CALIFORNIA  
 CALIFORNIA 91766-0728  
 TEL: 909-877-0999  
 WWW.WICARCHITECTS.COM

**EXHIBIT C2**  
 PUBLIC USE PERMIT  
 NEW K8 CAMPUS  
 TEMECULA VALLEY CHARTER SCHOOL  
 3415 WINCHESTER ROAD, WINCHESTER CA

**PUP 00931**



**CONSULTANT**  
 WIC ARCHITECTS  
 CURTIS FUCHSBERG  
 4107 WINDMILLER ROAD, SUITE 100  
 VANOC, CALIFORNIA 91766-0728  
 TEL: 909-877-0999  
 WWW.WICARCHITECTS.COM

**DATE:** 08/14/2018  
**SCALE:** AS SHOWN  
**PROJECT NUMBER:** 031925

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| 1   |      |    | ISSUED      |

**BUILDING B FLOOR PLAN**  
**PAB2.1**



**VICINITY MAP**  
 NTS

**LAND OWNER INFORMATION:**  
 4107 WINDMILLER ROAD, SUITE 100  
 VANOC, CALIFORNIA 91766-0728  
 (909) 877-0999  
 CONTACT: CURTIS FUCHSBERG  
 EMAIL: CFUCHS@WICARCHITECTS.COM

**DESIGNER:**  
 WIC ARCHITECTS, INC.  
 4107 WINDMILLER ROAD, SUITE 100  
 VANOC, CALIFORNIA 91766-0728  
 (909) 877-0999  
 CONTACT: CURTIS FUCHSBERG  
 EMAIL: CFUCHS@WICARCHITECTS.COM

**PERMITS:**  
 PUBLIC USE PERMIT  
 TEMECULA VALLEY CHARTER SCHOOL  
 3415 WINCHESTER ROAD, WINCHESTER CA

**ADDITIONAL NOTES:**  
 1. THIS PROJECT IS A PART OF A LARGER PROJECT, THE NEW K8 CAMPUS, WHICH IS PARTIALLY DEVELOPED.  
 2. THERE ARE LEASES IN PLACE FOR THE EXISTING BUILDING AND ADJACENT ROAD. THE LEASES WILL BE REVIEWED BY THE COUNTY ENGINEER AND THE COUNTY ENGINEER WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FOR THE EXISTING BUILDING AND ADJACENT ROAD.  
 3. THE EXISTING BUILDING IS A 14,500 SQUARE FOOT, 1.5 STORY, RESIDENTIAL ZONE BUILDING. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW 14,500 SQUARE FOOT, 1.5 STORY, RESIDENTIAL ZONE BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE. THE EXISTING BUILDING IS TO BE DEMOLISHED ABOUT 7,000 FEET TO PROVIDE SERVICE. THE EXISTING WATER MAIN IS TO BE EXTENDED ABOUT 1,000 FEET TO PROVIDE SERVICE.

**LAND USE AND ZONING:**  
 THE PROPERTY IS ZONED R-1 (SINGLE-FAMILY, 1/4-AC RURAL RESIDENTIAL ZONE). THE PROPERTY IS NOT WITHIN A SPECIFIC PLAN. THE PROPERTY IS NOT IN AN ENVIRONMENTAL SENSITIVE AREA. THE PROPERTY IS NOT IN A FLOOD ZONE. THE PROPERTY IS NOT IN A SEISMIC HAZARD ZONE. THE PROPERTY IS NOT IN A HISTORIC DISTRICT. THE PROPERTY IS NOT IN A CULTURAL RESOURCE AREA.

**UTILITY INFORMATION AND SERVICE PROVIDERS:**  
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY  
 WATER: EASTERN MUNICIPAL WATER DISTRICT (EMWD)  
 TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE COMPANY  
 CABLE: COMCAST

**PERMITS:**  
 PUBLIC USE PERMIT  
 TEMECULA VALLEY CHARTER SCHOOL  
 3415 WINCHESTER ROAD, WINCHESTER CA

**ADDITIONAL NOTES:**  
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 CABLE: COMCAST

**PERMITS:**  
 PUBLIC USE PERMIT  
 TEMECULA VALLEY CHARTER SCHOOL  
 3415 WINCHESTER ROAD, WINCHESTER CA

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 WATER: EASTERN MUNICIPAL WATER DISTRICT (EMWD)  
 TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE COMPANY  
 CABLE: COMCAST

**PERMITS:**  
 PUBLIC USE PERMIT  
 TEMECULA VALLEY CHARTER SCHOOL  
 3415 WINCHESTER ROAD, WINCHESTER CA

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 WATER: EASTERN MUNICIPAL WATER DISTRICT (EMWD)  
 TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE COMPANY  
 CABLE: COMCAST

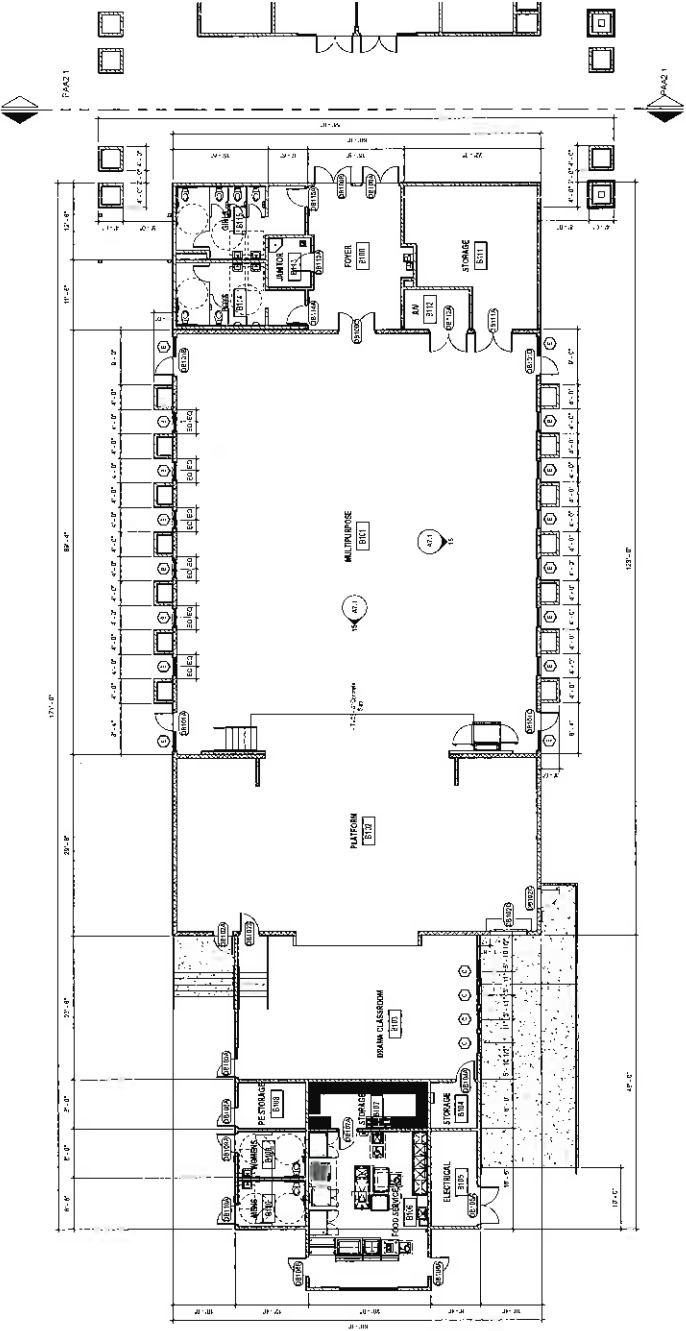
**PERMITS:**  
 PUBLIC USE PERMIT  
 TEMECULA VALLEY CHARTER SCHOOL  
 3415 WINCHESTER ROAD, WINCHESTER CA

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 WATER: EASTERN MUNICIPAL WATER DISTRICT (EMWD)  
 TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE COMPANY  
 CABLE: COMCAST

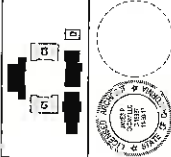
**PERMITS:**  
 PUBLIC USE PERMIT  
 TEMECULA VALLEY CHARTER SCHOOL  
 3415 WINCHESTER ROAD, WINCHESTER CA



**MULTIPURPOSE BUILDING B - FLOOR PLAN**  
 1/8" = 1'-0"



**PROJECT NUMBER:**  
 031925



**CONSULTANT**

MILNER ARCHITECTS  
818 BOCHERRE AVENUE, SUITE 100  
VAN NUYS, CALIFORNIA 91411  
TEL: 805.945.0292

**OWNER**

TEMECULA VALLEY CHARTER SCHOOL  
34155 WINCHESTER ROAD  
WINCHESTER, CALIFORNIA 92591  
TEL: 951.261.8000

**DATE** 08/11/16

**PROJECT NUMBER** 161500

| NO. | DATE | BY | DESCRIPTION       |
|-----|------|----|-------------------|
| 1   |      |    | ISSUED FOR PERMIT |

**BUILDINGS C1, C2 AND D FLOOR PLANS**  
**PAC2.1**



**VICINITY MAP**  
NTS

**LAND OWNER AND RECORDS:**  
MILNER ARCHITECTS, INC.  
1415 WINDSOR DRIVE  
VAN NUYS, CALIFORNIA 91411  
TEL: 805.945.0292  
WWW.MILNERARCHITECTS.COM

**PROJECT INFORMATION:**  
MILNER ARCHITECTS, INC.  
1415 WINDSOR DRIVE  
VAN NUYS, CALIFORNIA 91411  
TEL: 805.945.0292  
WWW.MILNERARCHITECTS.COM

**PROJECT INFORMATION:**  
MILNER ARCHITECTS, INC.  
1415 WINDSOR DRIVE  
VAN NUYS, CALIFORNIA 91411  
TEL: 805.945.0292  
WWW.MILNERARCHITECTS.COM

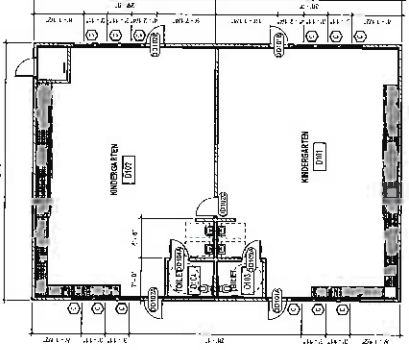
**PROJECT INFORMATION:**  
MILNER ARCHITECTS, INC.  
1415 WINDSOR DRIVE  
VAN NUYS, CALIFORNIA 91411  
TEL: 805.945.0292  
WWW.MILNERARCHITECTS.COM

**PROJECT INFORMATION:**  
MILNER ARCHITECTS, INC.  
1415 WINDSOR DRIVE  
VAN NUYS, CALIFORNIA 91411  
TEL: 805.945.0292  
WWW.MILNERARCHITECTS.COM

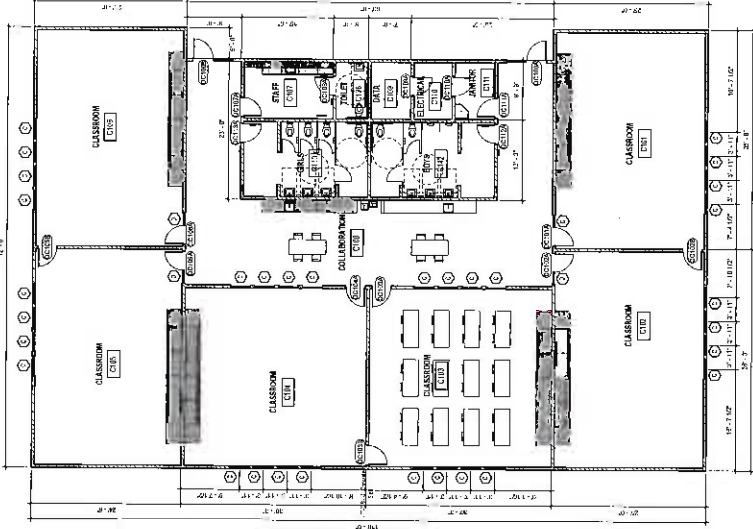
**PROJECT INFORMATION:**  
MILNER ARCHITECTS, INC.  
1415 WINDSOR DRIVE  
VAN NUYS, CALIFORNIA 91411  
TEL: 805.945.0292  
WWW.MILNERARCHITECTS.COM

**PROJECT INFORMATION:**  
MILNER ARCHITECTS, INC.  
1415 WINDSOR DRIVE  
VAN NUYS, CALIFORNIA 91411  
TEL: 805.945.0292  
WWW.MILNERARCHITECTS.COM

**PROJECT INFORMATION:**  
MILNER ARCHITECTS, INC.  
1415 WINDSOR DRIVE  
VAN NUYS, CALIFORNIA 91411  
TEL: 805.945.0292  
WWW.MILNERARCHITECTS.COM



**KINDERGARTEN CLASSROOM BUILDING D - FLOOR PLAN**  
1615-1102



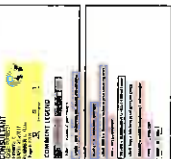
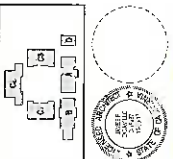
**CLASSROOM BUILDINGS C1 & C3 - FLOOR PLANS**  
1615-1102



**PROJECT NORTH**



**PROJECT NORTH**



| NO. | DATE | BY | DESCRIPTION       |
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| 1   |      |    | ISSUED FOR PERMIT |

**BUILDING C2**  
**FLOOR PLAN**  
**PAC2.2**



**VICINITY MAP**  
 NTS

**ARCHITECT:**  
 WIC ARCHITECTS INC  
 1165 PROCESSION AVENUE, SUITE 100  
 VAN NUYS, CALIFORNIA 91334-0728  
 TEL: 805.947.2800  
 WWW.WICARCHITECTS.COM

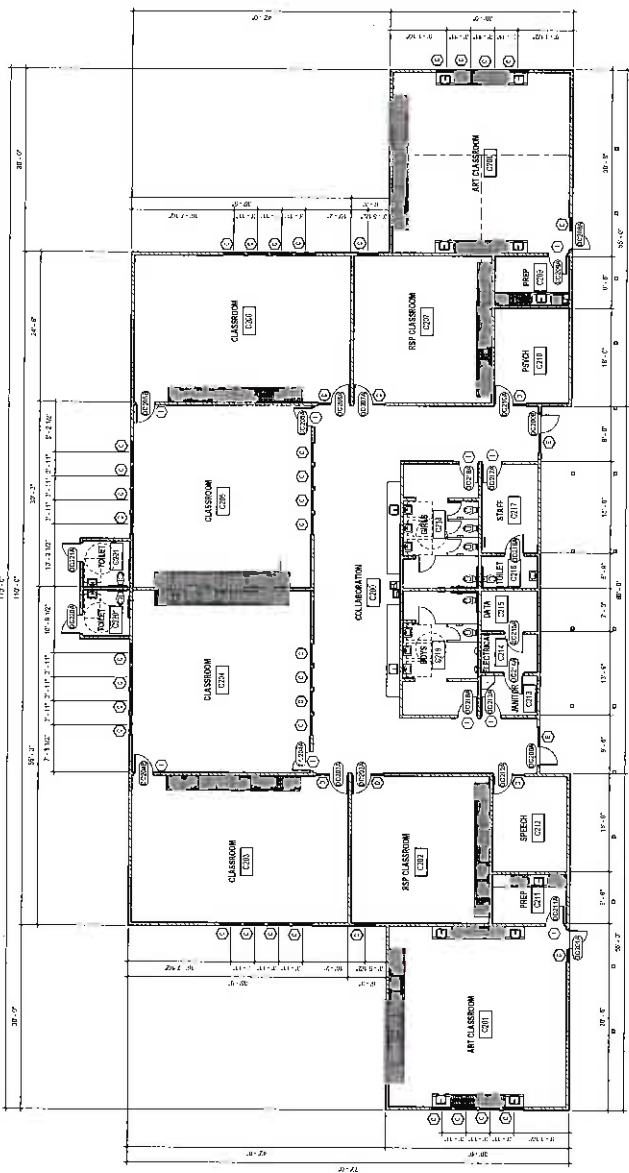
**CLIENT:**  
 TEMECULA VALLEY CHARTER SCHOOL  
 34155 WINCHESTER ROAD, WINCHESTER, CA 92591-4888  
 CONTACT: SUSAN D'AGOSTINO  
 sdagostino@temeculaschools.org

**PROJECT DESCRIPTION:**  
 PARTIAL RECONSTRUCTION OF EXISTING CHARTER SCHOOL CAMPUS WITH A PARTIALLY DEVELOPED SITE. THERE ARE EXISTING STRUCTURES INCLUDING: BASKETBALL COURTS AND AN UNPAVED PLAYGROUND. THE PROJECT INCLUDES THE CONSTRUCTION OF A NEW 100,000 SQ FT CLASSROOM BUILDING INCLUDING CLASSROOMS, COLLABORATION ROOMS, TUFF FIELDS AND CO-PAVED PARKING.

**LANDMARKS:**  
 100,000 SQ. FT. CO-PAVED PARKING (1,487 VEHICLE SPACES/LOT)  
**REGULATORY INFORMATION:**  
 BEST PRACTICE: THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, BY THE CITY OF TEMECULA, CALIFORNIA, IS SUBJECT TO THE TEMECULA PLANNING AND ZONING ORDINANCES AND THE TEMECULA PLANNING AND ZONING COMMISSION. THE PROJECT IS SUBJECT TO THE TEMECULA PLANNING AND ZONING ORDINANCES AND THE TEMECULA PLANNING AND ZONING COMMISSION. THE PROJECT IS SUBJECT TO THE TEMECULA PLANNING AND ZONING ORDINANCES AND THE TEMECULA PLANNING AND ZONING COMMISSION.

**PLANNING AND ZONING:**  
 THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY). THE PROPOSED USE IS A COMMUNITY CENTER (COMM-C). THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY). THE PROPOSED USE IS A COMMUNITY CENTER (COMM-C). THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY). THE PROPOSED USE IS A COMMUNITY CENTER (COMM-C).

**GENERAL NOTES:**  
 1. THE PROPERTY IS NOT WITHIN A RECORD MAP.  
 2. THE PROPERTY IS NOT WITHIN A RECORD MAP.  
 3. THE PROPERTY IS NOT WITHIN A RECORD MAP.  
 4. THE PROPERTY IS NOT WITHIN A RECORD MAP.  
 5. THE PROPERTY IS NOT WITHIN A RECORD MAP.



**CLASSROOM BUILDING C2 - FLOOR PLAN**  
 100% - 1/2" = 1'-0"

SEE PSS.1 - GROUND LEVEL SITE PHOTOS FOR EACH BUILDING LOCATION



(E) GARAGE NORTHWEST



(E) GARAGE SOUTH



(E) GARAGE NORTHWEST



(E) MOBILE HOME NORTH - TO BE REMOVED



(E) MOBILE HOME NORTHEAST - TO BE REMOVED



(E) MOBILE HOME SOUTHEAST - TO BE REMOVED



(E) HOUSE EAST



(E) HOUSE NORTHEAST



(E) HOUSE NORTHWEST



(E) HOUSE SOUTHEAST



(E) HOUSE SOUTHWEST

**WIC ARCHITECTS**  
CURT FOUCHARD - FASHION DESIGNER

**SOUTHERN CALIFORNIA**  
4115 BARDWELL PARKWAY SUITE 100  
CALIFORNIA 92718-8278  
TEL: 909.807.0029  
www.wicarchitects.com

**EXHIBIT B5**

**PUBLIC USE PERMIT**  
**NEW K8 CAMPUS**  
TEMECULA VALLEY CHARTER SCHOOL  
34155 WINCHESTER ROAD, WINCHESTER CA

**PUP\_00931**

CONSULTANT

| NO | DATE | BY | DESCRIPTION |
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NO. \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
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|     |      |    |             |

DRAWN: AUBRY      CHECKED: CHERRY  
DATE: 10/06/18      SCALE:      PROJECT NUMBER: 1851100

**EXISTING BUILDINGS**

**DRAWING NUMBER: PE5.1**

**GROUND LEVEL  
SITE PHOTOS**

DATE: 05/01/15 SCALE: 1" = 80' 0"  
DRAWING NUMBER: 50500

| NO. | DATE | BY | DESCRIPTION |
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CONSULTANT



PUP 00931

**PUBLIC USE PERMIT  
NEW K8 CAMPUS  
TEMECULA VALLEY CHARTER SCHOOL**  
34155 WINCHESTER ROAD, WINCHESTER CA

EXHIBIT D

**SOUTHERN CALIFORNIA ARCHITECTS**  
11145 PACIFIC AVENUE, SUITE 100  
DANA POINT, CALIFORNIA 92629  
TEL: (949) 441-7200  
WWW.SCA-ARCHITECTS.COM



E



D



A



B



C

**WIC**  
 WINCHESTER IRRIGATION CONSULTANTS

CLIENT LOCATED: 1. PARCEL 3 OWNER  
**SOUTHERN CALIFORNIA**  
 9150 WINCHESTER ROAD, WINCHESTER, CA 91790  
 RANCHES CUMMINGS  
 CALIFORNIA 91753-9729  
 TEL: 800-871-0229  
 www.wicwinchester.com

**NEW K8 CAMPUS**  
 34155 WINCHESTER ROAD, WINCHESTER CA

**CONTRACT**

WINCHESTER IRRIGATION CONSULTANTS

**PROJECT**

NEW K8 CAMPUS

**DATE**

11.04.23

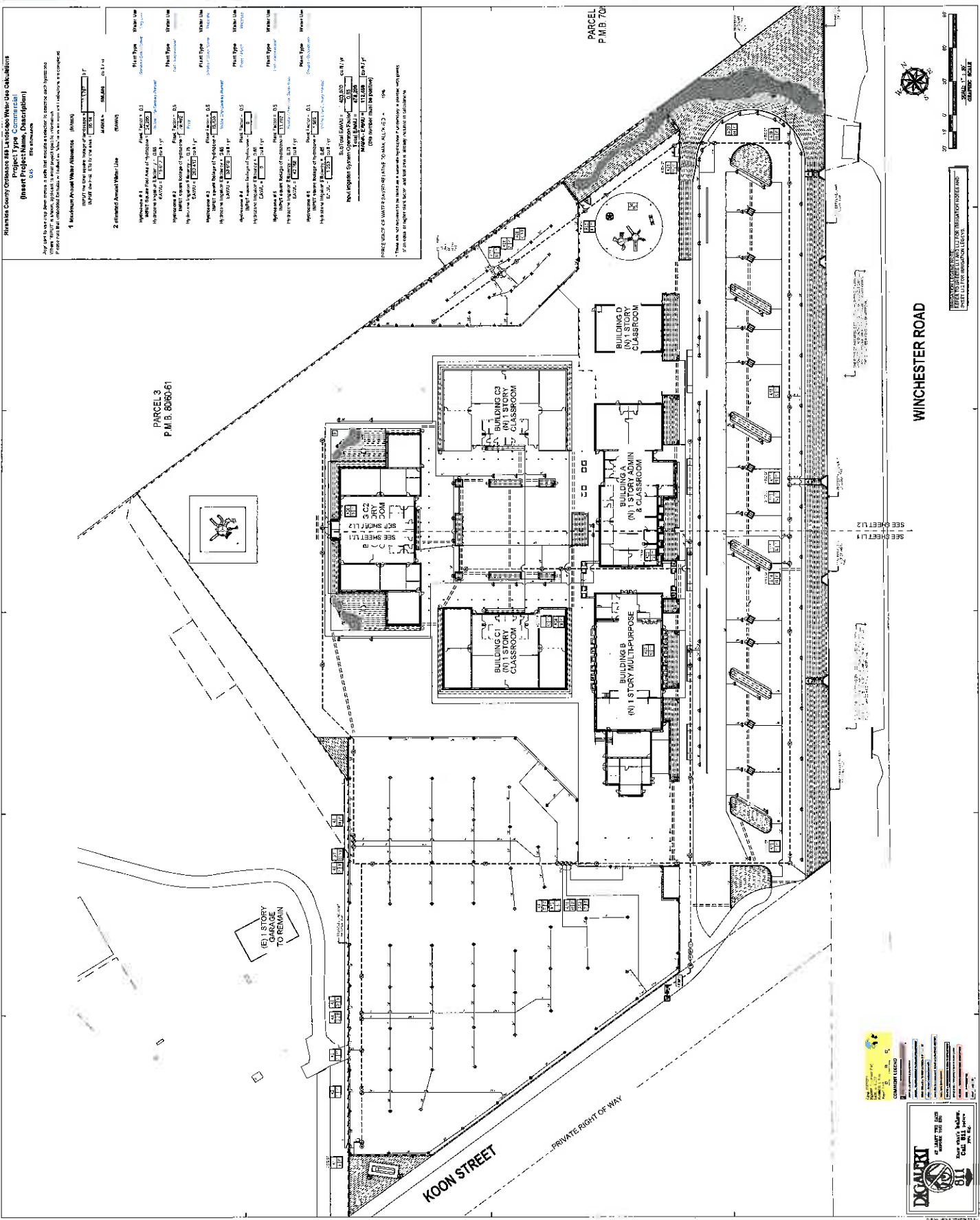
**SCALE**

1" = 30'-0"

**PROJECT NUMBER**

819760

| NO | DATE | BY | DESCRIPTION | REVISIONS |
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Riverside County Ordinance 94.13, California Water Use Calculations  
 Project Type: Commercial  
 (Insert Project Name, Description)

Any water crop grown in this field exceeds capacity to absorb each hydraulic foot of soil. The saturated hydraulic conductivity (K<sub>sat</sub>) is assumed to be 0.15 in/hr. For this crop, the crop root depth is assumed to be 1.0 foot. A crop water use factor of 0.4 is assumed.

**1. Maximum Annual Water Requirement (AWR)**

AWR = (K<sub>sat</sub> × S × A) / (100 × 24 × 365) × 1000  
 Saturated Hydraulic Conductivity (K<sub>sat</sub>) = 0.15 in/hr  
 Soil Water Capacity (S) = 0.10  
 Area (A) = 100,000 sq ft

AWR = (0.15 × 0.10 × 100,000) / (100 × 24 × 365) × 1000  
 AWR = 172.8 ft³

**2. Annual Actual Water Use (AAWU)**

AAWU = AWR × C<sub>u</sub> × C<sub>g</sub>

C<sub>u</sub> = 0.5 (Irrigation Efficiency)  
 C<sub>g</sub> = 1.0 (Crop Coefficient)

AAWU = 172.8 × 0.5 × 1.0  
 AAWU = 86.4 ft³

**3. Annual Potential Water Requirement (APWR)**

APWR = AWR × C<sub>u</sub>

APWR = 172.8 × 0.5  
 APWR = 86.4 ft³

| Plant Type  | Water Use                                    | Plant Type        | Water Use        |
|---|--|-------------------|------------------|
| <b>Hydrangea #1</b><br>Plant Height: 6-12'<br>Hydrangea Group #1 (S1, S2, S3, S4) | 3.50 GPD<br>3.50 GPD<br>3.50 GPD<br>3.50 GPD | <b>Plant Type</b> | <b>Water Use</b> |
| <b>Hydrangea #2</b><br>Plant Height: 6-12'<br>Hydrangea Group #2 (S1, S2, S3, S4) | 3.50 GPD<br>3.50 GPD<br>3.50 GPD<br>3.50 GPD | <b>Plant Type</b> | <b>Water Use</b> |
| <b>Hydrangea #3</b><br>Plant Height: 6-12'<br>Hydrangea Group #3 (S1, S2, S3, S4) | 3.50 GPD<br>3.50 GPD<br>3.50 GPD<br>3.50 GPD | <b>Plant Type</b> | <b>Water Use</b> |
| <b>Hydrangea #4</b><br>Plant Height: 6-12'<br>Hydrangea Group #4 (S1, S2, S3, S4) | 3.50 GPD<br>3.50 GPD<br>3.50 GPD<br>3.50 GPD | <b>Plant Type</b> | <b>Water Use</b> |
| <b>Hydrangea #5</b><br>Plant Height: 6-12'<br>Hydrangea Group #5 (S1, S2, S3, S4) | 3.50 GPD<br>3.50 GPD<br>3.50 GPD<br>3.50 GPD | <b>Plant Type</b> | <b>Water Use</b> |
| <b>Hydrangea #6</b><br>Plant Height: 6-12'<br>Hydrangea Group #6 (S1, S2, S3, S4) | 3.50 GPD<br>3.50 GPD<br>3.50 GPD<br>3.50 GPD | <b>Plant Type</b> | <b>Water Use</b> |
| <b>Hydrangea #7</b><br>Plant Height: 6-12'<br>Hydrangea Group #7 (S1, S2, S3, S4) | 3.50 GPD<br>3.50 GPD<br>3.50 GPD<br>3.50 GPD | <b>Plant Type</b> | <b>Water Use</b> |
| <b>Hydrangea #8</b><br>Plant Height: 6-12'<br>Hydrangea Group #8 (S1, S2, S3, S4) | 3.50 GPD<br>3.50 GPD<br>3.50 GPD<br>3.50 GPD | <b>Plant Type</b> | <b>Water Use</b> |

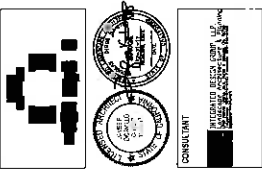
UNIVERSITY OF CALIFORNIA  
 4801 SHAW BLVD  
 LOS ANGELES, CA 90024  
 TEL: 213-875-1130  
 FAX: 213-875-8311

WINCHESTER IRRIGATION CONSULTANTS  
 9150 WINCHESTER ROAD, WINCHESTER, CA 91790  
 TEL: 800-871-0229  
 FAX: 951-264-1880

**LEGEND**

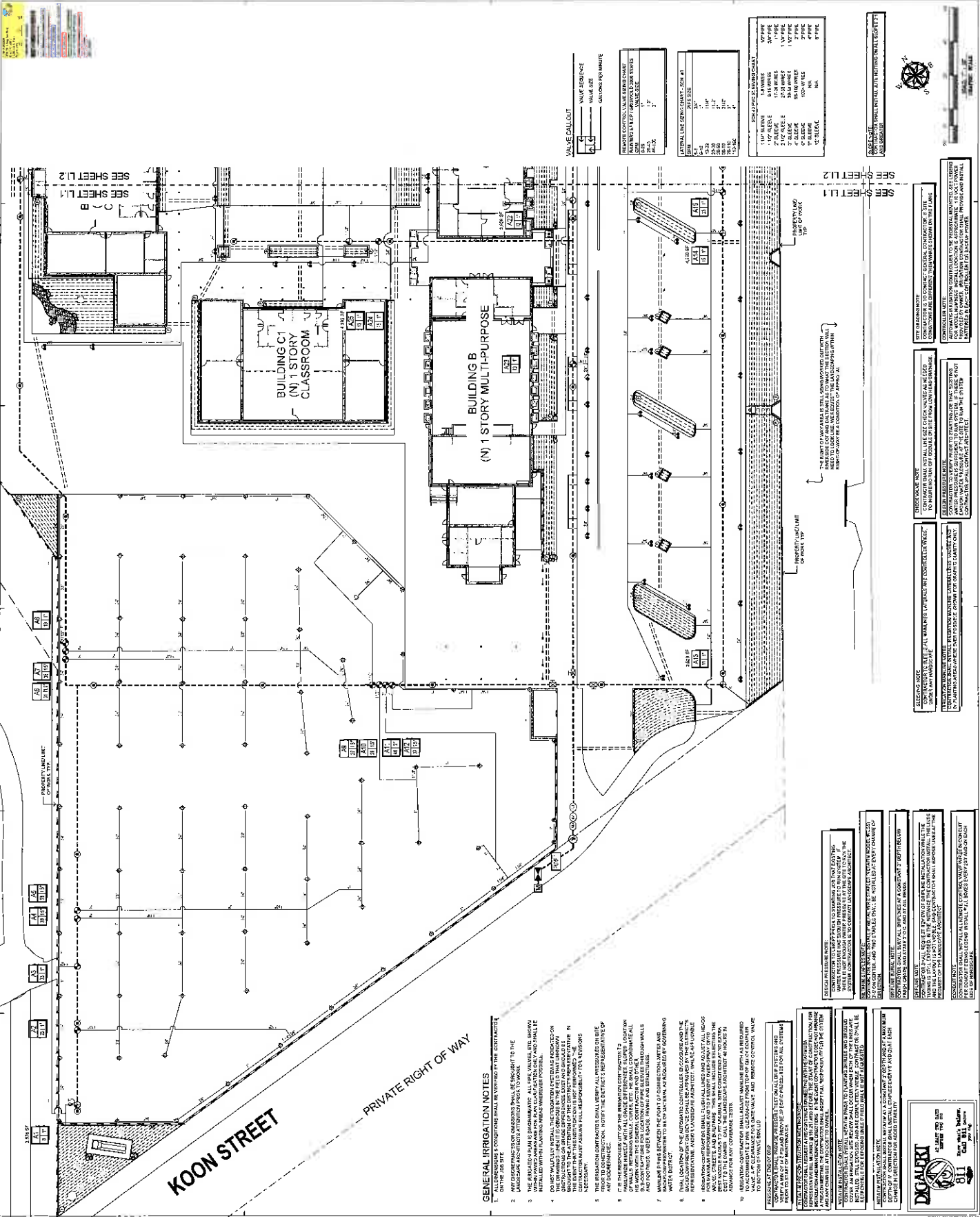
1. IRRIGATION LINE  
 2. VALVE  
 3. PIPING  
 4. STOP VALVE

**DCAURTI**  
 CIVIL ENGINEERING & ARCHITECTURE  
 8111 N. CROWLEY AVENUE, SUITE 100  
 ANAHEIM, CA 92814  
 TEL: 714-942-9888  
 FAX: 714-942-9889



|    |          |    |                      |
|----|----------|----|----------------------|
| NO | DATE     | BY | DESCRIPTION          |
| 1  | 10/10/17 | DM | ISSUED FOR PERMIT    |
| 2  | 11/23/17 | DM | REVISED PER COMMENTS |

PROJECT NUMBER: 16-010  
 DRAWING NUMBER: **LI.1**



**VALVE CALLOUT**

| VALVE SIZE | CONNECTION PER MINUTE |
|------------|-----------------------|
| 1/2"       | 1.5 GPM               |
| 3/4"       | 2.5 GPM               |
| 1"         | 4.0 GPM               |
| 1 1/4"     | 6.0 GPM               |
| 1 1/2"     | 7.5 GPM               |
| 2"         | 12.0 GPM              |
| 2 1/2"     | 15.0 GPM              |
| 3"         | 18.0 GPM              |
| 4"         | 24.0 GPM              |
| 6"         | 36.0 GPM              |
| 8"         | 48.0 GPM              |
| 10"        | 60.0 GPM              |

**EMITTERS PER HOUR**

| EMITTER SIZE | EMITTER RATE |
|--------------|--------------|
| 1/2"         | 1.5 GPH      |
| 3/4"         | 2.5 GPH      |
| 1"           | 4.0 GPH      |
| 1 1/4"       | 6.0 GPH      |
| 1 1/2"       | 7.5 GPH      |
| 2"           | 12.0 GPH     |
| 2 1/2"       | 15.0 GPH     |
| 3"           | 18.0 GPH     |
| 4"           | 24.0 GPH     |
| 6"           | 36.0 GPH     |
| 8"           | 48.0 GPH     |
| 10"          | 60.0 GPH     |

**CONTRACTOR'S OBLIGATION:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

**LANDSCAPE IRRIGATION PLAN SEGMENT 2**  
 DRAWING NUMBER: **LI.2**  
 DATE: 11/20/19  
 PROJECT NUMBER: 191510  
 SCALE: 1" = 20'-0"  
 SHEET: 04/01/17  
 REVISIONS:  
 NO DATE BY DESCRIPTION  
 1 11/20/19 JMB/MLP  
 2 11/20/19 JMB/MLP  
 3 11/20/19 JMB/MLP  
 4 11/20/19 JMB/MLP  
 5 11/20/19 JMB/MLP  
 6 11/20/19 JMB/MLP  
 7 11/20/19 JMB/MLP  
 8 11/20/19 JMB/MLP  
 9 11/20/19 JMB/MLP  
 10 11/20/19 JMB/MLP  
 11 11/20/19 JMB/MLP  
 12 11/20/19 JMB/MLP  
 13 11/20/19 JMB/MLP  
 14 11/20/19 JMB/MLP  
 15 11/20/19 JMB/MLP  
 16 11/20/19 JMB/MLP  
 17 11/20/19 JMB/MLP  
 18 11/20/19 JMB/MLP  
 19 11/20/19 JMB/MLP  
 20 11/20/19 JMB/MLP

**IRRIGATION LEGEND**

| SYMBOL | MANUF. | MODEL                | DEWBELLS | TYPE       | OHM  | RES | MATERIAL | CTL. REF.     |
|--------|--------|----------------------|----------|------------|------|-----|----------|---------------|
| 1      | RANGER | RANGE-2-1/2          | 200      | T. BERRIES | 15.5 | 36  | NA       | 1/1 SHEET L&2 |
| 2      | WHITER | PRO-300-1000-300-100 | 300      | POUR       | 30   | 40  | 1/4"     | 1/4 SHEET L&1 |
| 3      | WHITER | PRO-300-1000-300-100 | 300      | POUR       | 22.5 | 40  | 1/4"     | 1/4 SHEET L&1 |

1. AX. CONT. WATER SUPPLY USE 20% REGULATED FLOW BY MAIN PIPE REGULATED FLOW BY 1/4"

2. AX. CONT. WATER SUPPLY USE 20% REGULATED FLOW BY MAIN PIPE REGULATED FLOW BY 1/4"

3. AX. CONT. WATER SUPPLY USE 20% REGULATED FLOW BY MAIN PIPE REGULATED FLOW BY 1/4"

- 1. 1/2" PIPES
- 2. 1/2" PIPES
- 3. 1/2" PIPES
- 4. 1/2" PIPES
- 5. 1/2" PIPES
- 6. 1/2" PIPES
- 7. 1/2" PIPES
- 8. 1/2" PIPES
- 9. 1/2" PIPES
- 10. 1/2" PIPES
- 11. 1/2" PIPES
- 12. 1/2" PIPES
- 13. 1/2" PIPES
- 14. 1/2" PIPES
- 15. 1/2" PIPES
- 16. 1/2" PIPES
- 17. 1/2" PIPES
- 18. 1/2" PIPES
- 19. 1/2" PIPES
- 20. 1/2" PIPES

NOTE: CONTRACTOR SHALL USE APPROVED REGULATORY AGENCIES FOR ALL REGULATIONS AND PERMITS. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

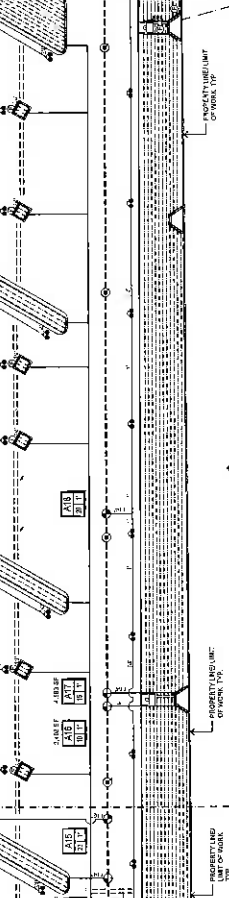
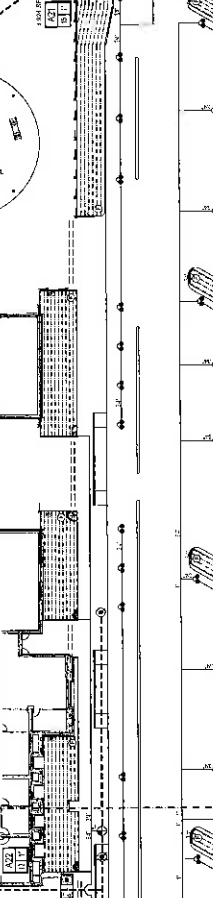
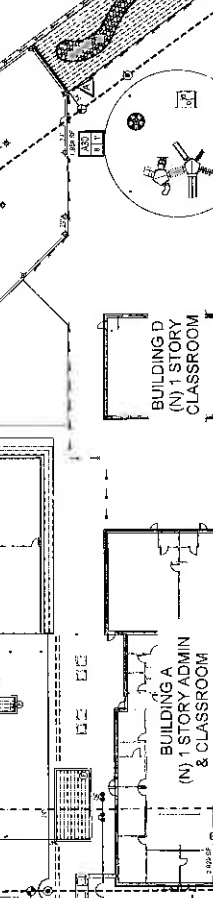
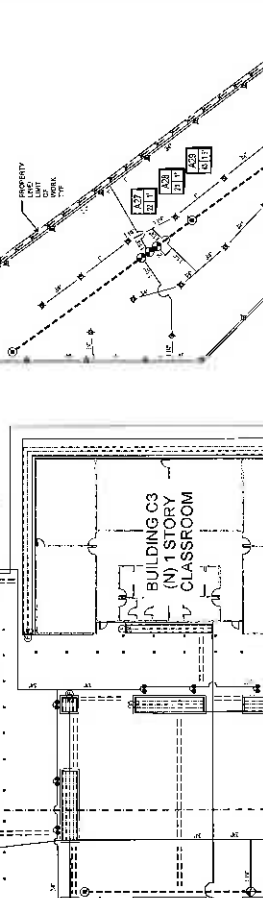
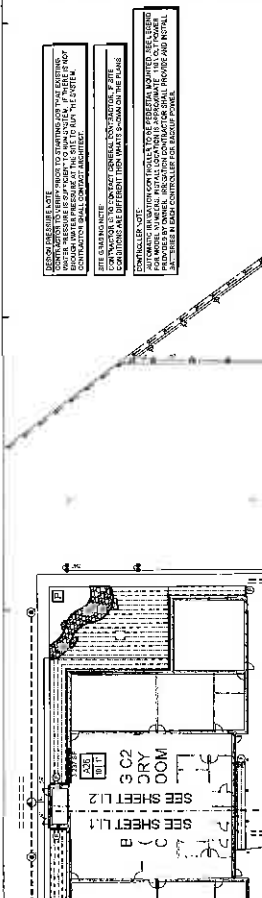
- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. ALL PERMITS AND REGULATORY AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.



**VALVE CALLOUT**

| VALVE SIZE | VALVE TYPE | VALVE LOCATION |
|------------|------------|----------------|
| 1 1/2"     | 1"         | 1"             |
| 2"         | 1 1/2"     | 1 1/2"         |
| 3"         | 2"         | 2"             |
| 4"         | 3"         | 3"             |
| 6"         | 4"         | 4"             |
| 8"         | 6"         | 6"             |
| 10"        | 8"         | 8"             |
| 12"        | 10"        | 10"            |

**EMITTERS CALLOUT**

| EMITTER TYPE | EMITTER SIZE | EMITTER LOCATION |
|--------------|--------------|------------------|
| 1"           | 1"           | 1"               |
| 1 1/2"       | 1 1/2"       | 1 1/2"           |
| 2"           | 2"           | 2"               |
| 3"           | 3"           | 3"               |
| 4"           | 4"           | 4"               |
| 6"           | 6"           | 6"               |
| 8"           | 8"           | 8"               |
| 10"          | 10"          | 10"              |
| 12"          | 12"          | 12"              |

**PROPERTY LINE**

**PROPERTY LINE**

**PROPERTY LINE**



**CONSULTANT**

MIC ARCHITECTS, S. W. WILSON, P.E. No. 8633, State of California

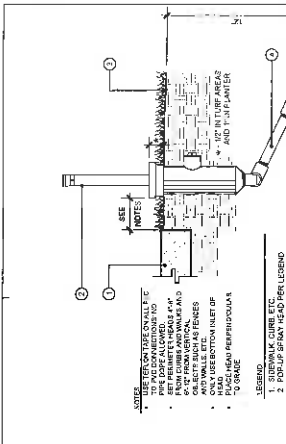
| NO. | DATE     | BY | DESCRIPTION        |
|-----|----------|----|--------------------|
| 1   | 08/07/17 | JW | ISSUED FOR PERMITS |

**LANDSCAPE IRRIGATION DETAILS**

DRAWN: A.  
 DATE: 08/07/17  
 SCALE: 1" = 8'  
 PROJECT NUMBER: 151510

**LID.1**

DRAWING NUMBER

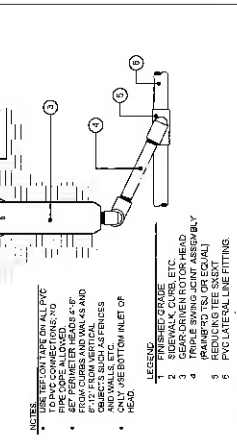


**NOTES:**

1. USE 1/2" PVC RISER PIPE WITH 90° ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.
2. USE 1/2" PVC ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.
3. USE 1/2" PVC ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.
4. USE 1/2" PVC ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.
5. USE 1/2" PVC ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.

**LEGEND:**

1. PVC RISER PIPE
2. PVC ELBOW
3. PVC LATERAL LINE
4. 1/2" POP-UP SPRAY HEAD

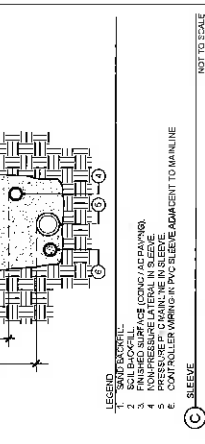


**NOTES:**

1. USE 1/2" PVC RISER PIPE WITH 90° ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.
2. USE 1/2" PVC ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.
3. USE 1/2" PVC ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.
4. USE 1/2" PVC ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.
5. USE 1/2" PVC ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.
6. USE 1/2" PVC ELBOW TO CONNECT TO 1/2" PVC LATERAL LINE.

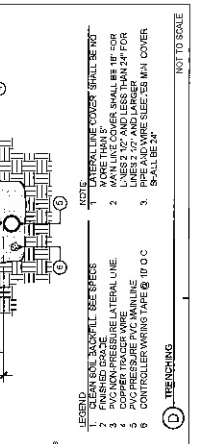
**LEGEND:**

1. PVC RISER PIPE
2. PVC ELBOW
3. PVC LATERAL LINE
4. 1/2" POP-UP SPRAY HEAD
5. 1/2" PVC RISER PIPE
6. 1/2" PVC ELBOW
7. 1/2" PVC LATERAL LINE
8. 1/2" POP-UP SPRAY HEAD



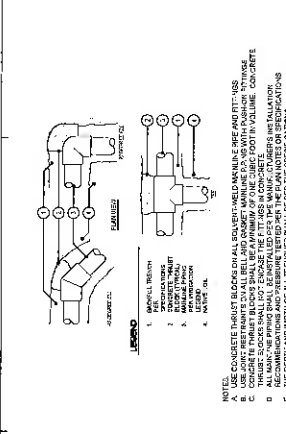
**LEGEND:**

1. SLEEVE
2. PVC PIPE



**LEGEND:**

1. CLEAN OUT ACCESS POINT
2. PVC LATERAL LINE
3. CLEAN OUT COVER

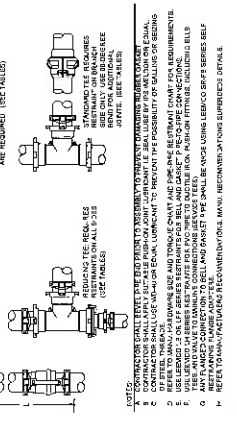


**NOTES:**

1. REFER TO SECTION FOR JOINT RESTRAINT DETAIL.
2. REFER TO SECTION FOR JOINT RESTRAINT DETAIL.
3. REFER TO SECTION FOR JOINT RESTRAINT DETAIL.
4. REFER TO SECTION FOR JOINT RESTRAINT DETAIL.
5. REFER TO SECTION FOR JOINT RESTRAINT DETAIL.

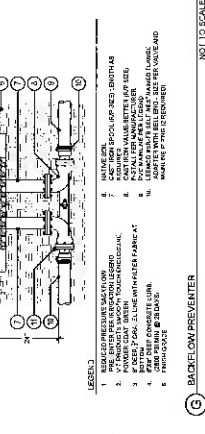
**LEGEND:**

1. JOINT RESTRAINT
2. PVC PIPE
3. PVC LATERAL LINE



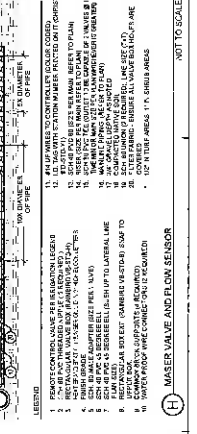
**LEGEND:**

1. BACKFLOW PREVENTER
2. PRESSURE REGULATOR
3. PVC PIPE
4. PVC LATERAL LINE
5. VALVE
6. FILTER FABRIC
7. 2" X 4" BRICK SUPPORT
8. 4" RIGID DRAIN DRAINAGE
9. 2" X 4" BRICK SUPPORT
10. 4" RIGID DRAIN DRAINAGE
11. FILTER FABRIC



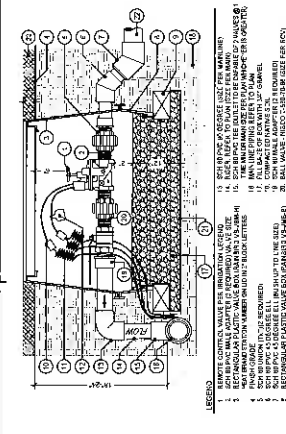
**LEGEND:**

1. BACKFLOW PREVENTER
2. PRESSURE REGULATOR
3. PVC PIPE
4. PVC LATERAL LINE
5. VALVE
6. FILTER FABRIC
7. 2" X 4" BRICK SUPPORT
8. 4" RIGID DRAIN DRAINAGE
9. 2" X 4" BRICK SUPPORT
10. 4" RIGID DRAIN DRAINAGE
11. FILTER FABRIC



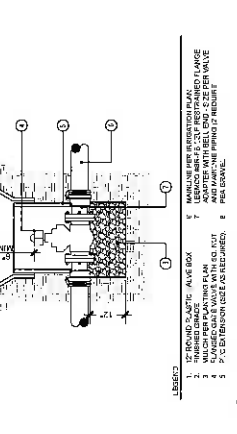
**LEGEND:**

1. MASTER VALVE AND FLOW SENSOR
2. PVC PIPE
3. PVC LATERAL LINE
4. VALVE
5. FILTER FABRIC
6. 2" X 4" BRICK SUPPORT
7. 4" RIGID DRAIN DRAINAGE
8. 2" X 4" BRICK SUPPORT
9. 4" RIGID DRAIN DRAINAGE
10. FILTER FABRIC



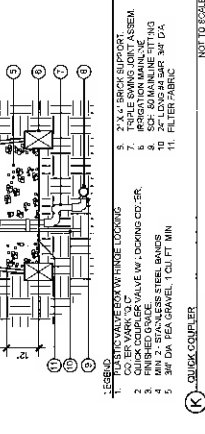
**LEGEND:**

1. REMOTE CONTROL VALVE
2. PVC PIPE
3. PVC LATERAL LINE
4. VALVE
5. FILTER FABRIC
6. 2" X 4" BRICK SUPPORT
7. 4" RIGID DRAIN DRAINAGE
8. 2" X 4" BRICK SUPPORT
9. 4" RIGID DRAIN DRAINAGE
10. FILTER FABRIC



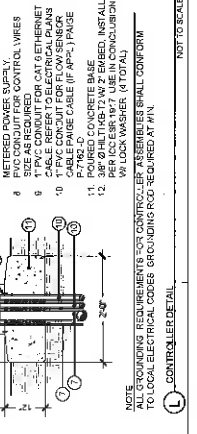
**LEGEND:**

1. REMOTE CONTROL VALVE
2. PVC PIPE
3. PVC LATERAL LINE
4. VALVE
5. FILTER FABRIC
6. 2" X 4" BRICK SUPPORT
7. 4" RIGID DRAIN DRAINAGE
8. 2" X 4" BRICK SUPPORT
9. 4" RIGID DRAIN DRAINAGE
10. FILTER FABRIC



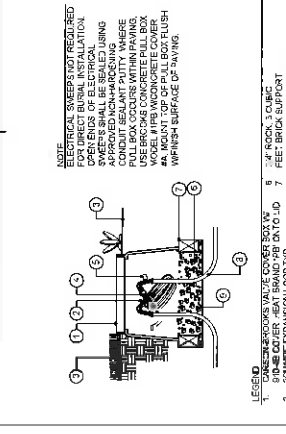
**LEGEND:**

1. DRAIN/COUPLER
2. PVC PIPE
3. PVC LATERAL LINE
4. VALVE
5. FILTER FABRIC
6. 2" X 4" BRICK SUPPORT
7. 4" RIGID DRAIN DRAINAGE
8. 2" X 4" BRICK SUPPORT
9. 4" RIGID DRAIN DRAINAGE
10. FILTER FABRIC



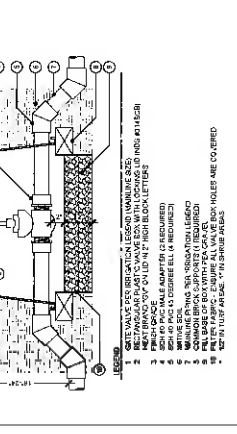
**LEGEND:**

1. DRAIN/COUPLER
2. PRESSURE REGULATOR
3. PVC PIPE
4. PVC LATERAL LINE
5. VALVE
6. FILTER FABRIC
7. 2" X 4" BRICK SUPPORT
8. 4" RIGID DRAIN DRAINAGE
9. 2" X 4" BRICK SUPPORT
10. 4" RIGID DRAIN DRAINAGE
11. FILTER FABRIC



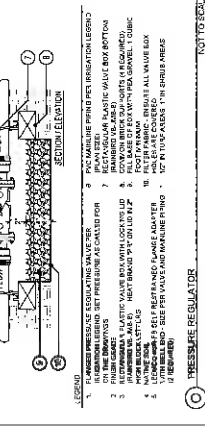
**LEGEND:**

1. RAIL BOX
2. PVC PIPE
3. PVC LATERAL LINE
4. VALVE
5. FILTER FABRIC
6. 2" X 4" BRICK SUPPORT
7. 4" RIGID DRAIN DRAINAGE
8. 2" X 4" BRICK SUPPORT
9. 4" RIGID DRAIN DRAINAGE
10. FILTER FABRIC



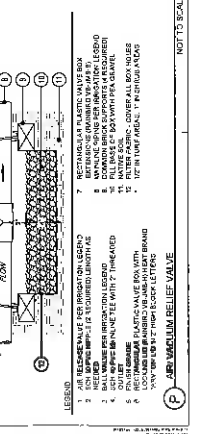
**LEGEND:**

1. RAIL BOX
2. PRESSURE REGULATOR
3. PVC PIPE
4. PVC LATERAL LINE
5. VALVE
6. FILTER FABRIC
7. 2" X 4" BRICK SUPPORT
8. 4" RIGID DRAIN DRAINAGE
9. 2" X 4" BRICK SUPPORT
10. 4" RIGID DRAIN DRAINAGE
11. FILTER FABRIC



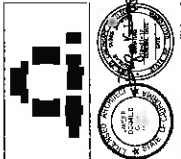
**LEGEND:**

1. PRESSURE REGULATOR
2. PVC PIPE
3. PVC LATERAL LINE
4. VALVE
5. FILTER FABRIC
6. 2" X 4" BRICK SUPPORT
7. 4" RIGID DRAIN DRAINAGE
8. 2" X 4" BRICK SUPPORT
9. 4" RIGID DRAIN DRAINAGE
10. FILTER FABRIC



**LEGEND:**

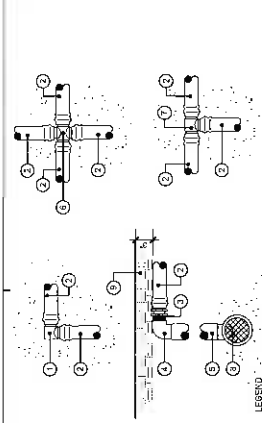
1. PRESSURE REGULATOR
2. SOLENOID
3. PVC PIPE
4. PVC LATERAL LINE
5. VALVE
6. FILTER FABRIC
7. 2" X 4" BRICK SUPPORT
8. 4" RIGID DRAIN DRAINAGE
9. 2" X 4" BRICK SUPPORT
10. 4" RIGID DRAIN DRAINAGE
11. FILTER FABRIC



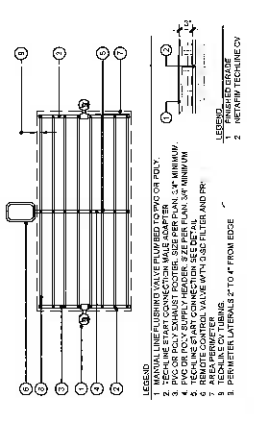
COMB. UNIT  
 PROJECT NO. 2023-001  
 PROJECT NAME: NEW K8 CAMPUS

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| 16  |      |    | ISSUED FOR PERMITS |
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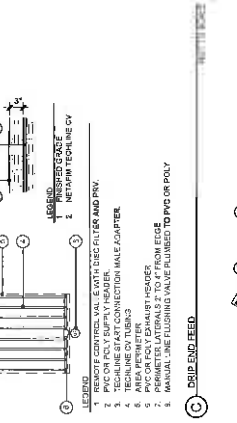
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**LID.2**  
 DRAWING NUMBER



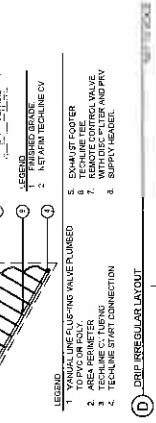
**M. BOOSTER PUMP** NOT TO SCALE  
 LEGEND:  
 1. FINISH GRADE  
 2. POWER PIPING  
 3. POWER PIPING  
 4. POWER PIPING  
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 9. TECHLINE CROSS  
 10. TECHLINE CROSS



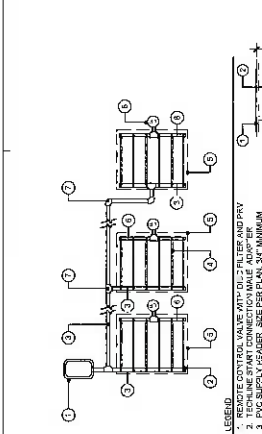
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 6. FINISH GRADE



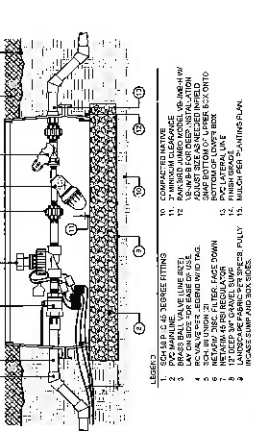
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 LEGEND:  
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 9. TECHLINE CROSS  
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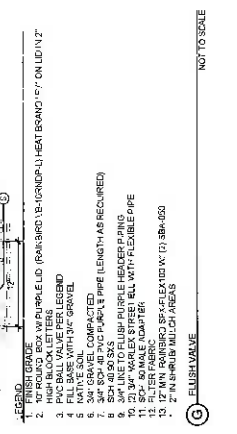
**P. DRIP CENTER FEED** NOT TO SCALE  
 LEGEND:  
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 6. FINISH GRADE  
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 9. FINISH GRADE  
 10. FINISH GRADE



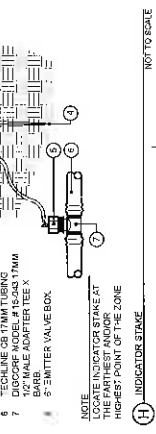
**Q. DRIP VALVE W/ PRESS. REGULATOR** NOT TO SCALE  
 LEGEND:  
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 10. FINISH GRADE



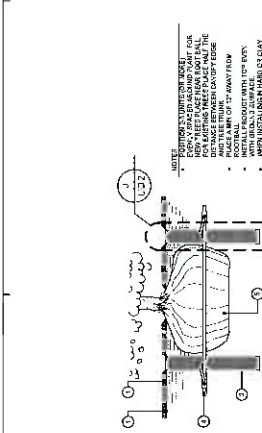
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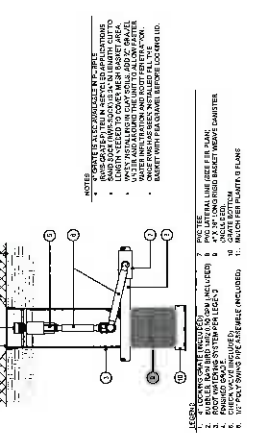
**S. FLUSH VALVE** NOT TO SCALE  
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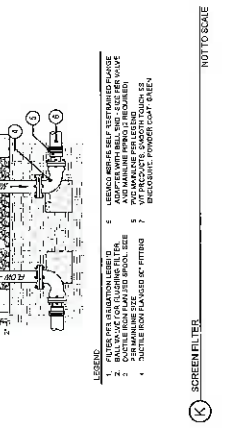
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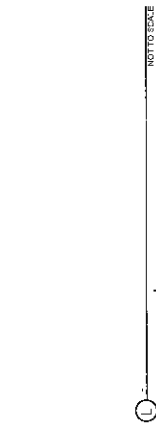
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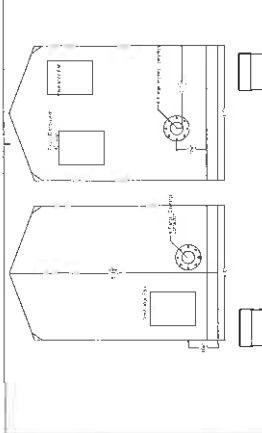
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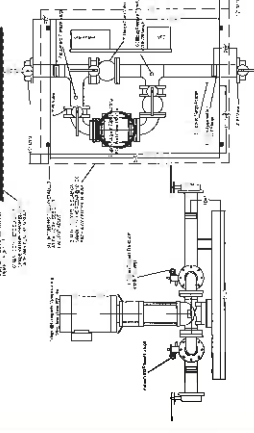
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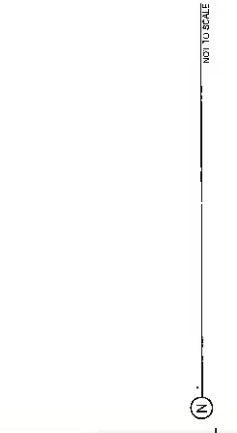
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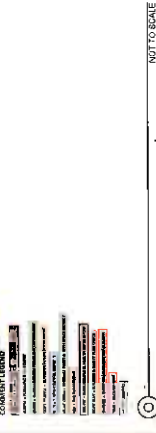
**Y. DRIP INSET LAYOUT** NOT TO SCALE  
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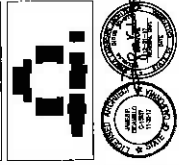
**Z. DRIP INSET LAYOUT** NOT TO SCALE  
 LEGEND:  
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**AA. DRIP INSET LAYOUT** NOT TO SCALE  
 LEGEND:  
 1. TECHLINE CROSS  
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 3. TECHLINE CROSS  
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 5. TECHLINE CROSS  
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**AB. DRIP INSET LAYOUT** NOT TO SCALE  
 LEGEND:  
 1. TECHLINE CROSS  
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 3. TECHLINE CROSS  
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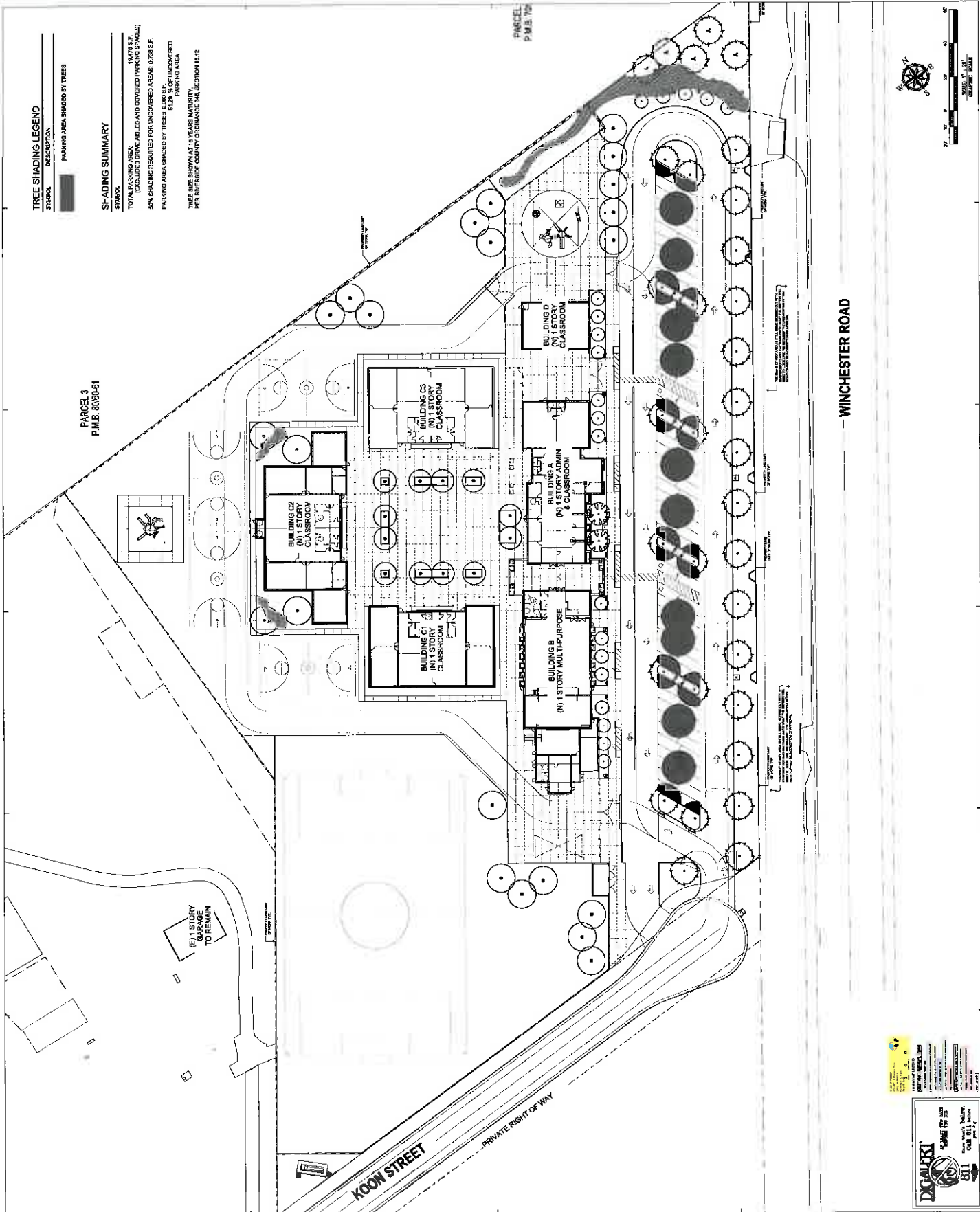


CONSULTANT  
 INTEGRATED DESIGN GROUP, LLP  
 10000 UNIVERSITY AVENUE, SUITE 100  
 SAN DIEGO, CA 92121  
 TEL: 619-594-8800

|     |          |     |                   |
|-----|----------|-----|-------------------|
| NO. | DATE     | BY  | DESCRIPTION       |
| 1   | 08/14/13 | WAC | ISSUED FOR PERMIT |
| 2   | 08/14/13 | WAC | ISSUED FOR PERMIT |

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| REVISIONS | NO. | DATE | BY | DESCRIPTION |
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|           |     |      |    |             |

PROJECT NUMBER: 130100  
 DATE: 08/14/13  
 DRAWN BY: WAC  
 CHECKED BY: WAC



**TREE SHADING LEGEND**  
 SYMBOL DESCRIPTION  
 [Symbol] PARKING AREA SHADED BY TREES

**SHADING SUMMARY**  
 TO ALL PARKING AREAS EXCEPT DRIVE AISLES AND COVERED PARKING SPACES  
 50% SHADING REQUIRED FOR UNCOVERED AREAS: 8,738 S.F.  
 PARKING AREA SHADED BY TREES: 1,125 S.F.  
 12.7% OF UNCOVERED PARKING AREA  
 TREE SIZE: 8" DOWN AT 15 YEARS MATURITY  
 PER IRRIGATOR COUNTY ORDINANCE 342, SECTION 14.12

PARCEL 3  
 P.M.B. 30806-61

(E) 1 STORY GARAGE TO REMAIN

WINCHESTER ROAD

KOON STREET

PRIVATE RIGHT OF WAY

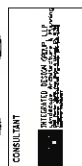
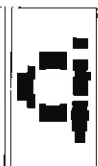
PARCEL P.M.B. 702











CONSULTANT  
 INTEGRATED DESIGN GROUP LLP  
 10000 SOUTHERN CALIFORNIA BLVD  
 SUITE 200  
 RANCHO CUCAMONGA, CA 91760

| NO. | DATE | BY | DESCRIPTION |
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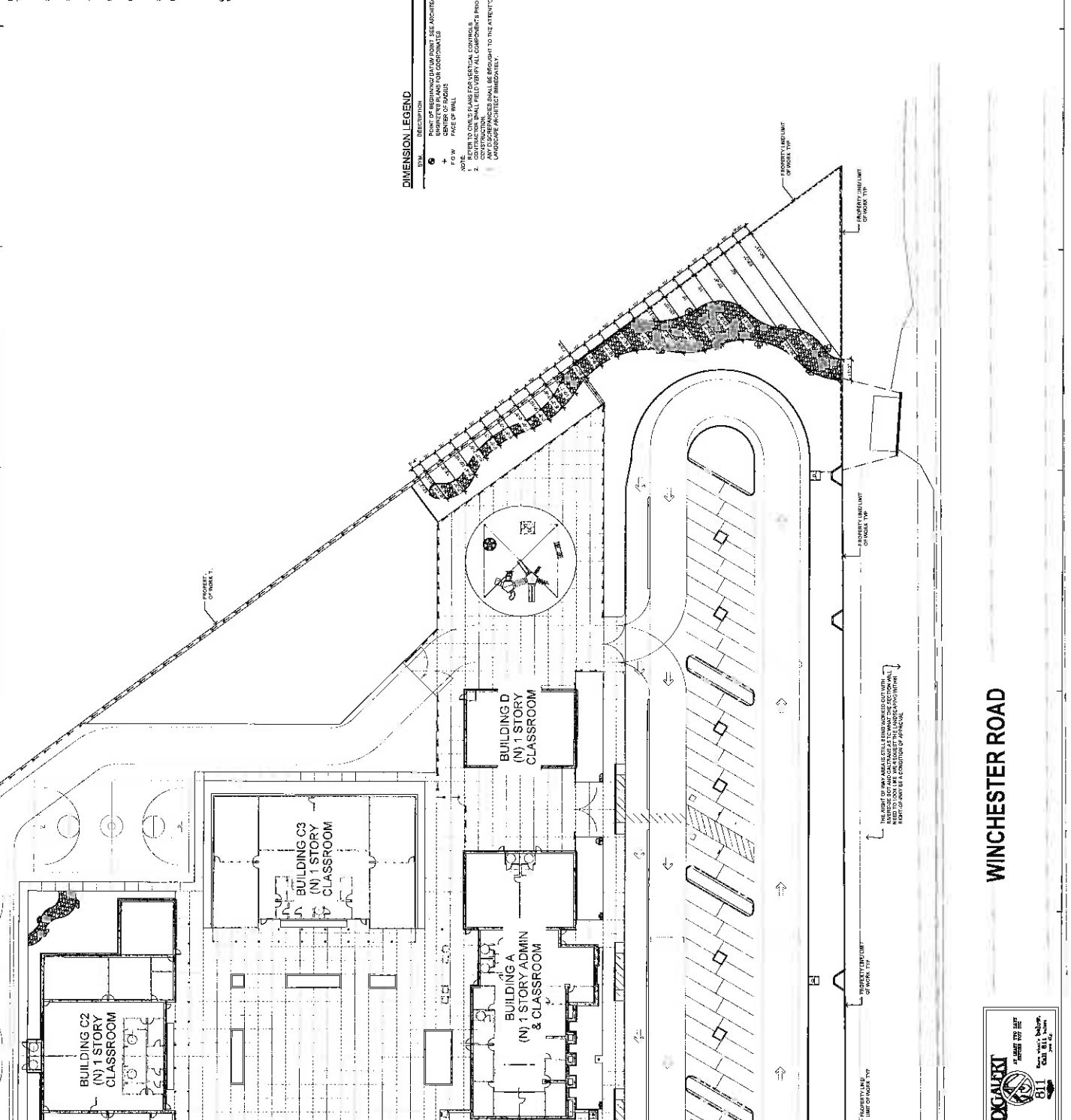
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 DATE: 08/27/17 SCALE: 1" = 20' 0"  
 PROJECT NUMBER: 17051011

**LANDSCAPE CONSTRUCTION LAYOUT**  
**LP.3**

**CONSTRUCTION NOTES**  
 1. THESE NOTES SHALL BE REVIEWED AND APPROVED BY THE AGENCY'S REPRESENTATIVE PRIOR TO PROCEEDING WITH A MINIMUM OF 48 HOURS NOTICE.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE 2008 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES AND ALL CITY ORDINANCES RELATIVE TO ANY JURISDICTION.  
 5. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS. ANY CONFLICTS SHALL BE RESOLVED BY THE ARCHITECT.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 10. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL INFORMATION.

**CONSTRUCTION NOTES**  
 1. THESE NOTES SHALL BE REVIEWED AND APPROVED BY THE AGENCY'S REPRESENTATIVE PRIOR TO PROCEEDING WITH A MINIMUM OF 48 HOURS NOTICE.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
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 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.  
 10. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL INFORMATION.

**DIMENSION LEGEND**  
 DIMENSION SYMBOLS: SEE ARCHITECTS AND ENGINEERS' DIMENSIONING STANDARDS FOR COORDINATE SYSTEMS AND DIMENSIONING.  
 DIMENSION SYMBOLS:  
 CENTER OF ROBERT  
 FACE OF WALL  
 NOTE:  
 1. REFER TO DIMENSION LEGEND FOR DIMENSIONING STANDARDS.  
 2. CONSTRUCTION DIMENSIONS SHALL BE AS SHOWN TO THE CENTER OF THE DIMENSION LINE.  
 3. DIMENSIONS SHALL BE AS SHOWN TO THE CENTER OF THE DIMENSION LINE.  
 4. DIMENSIONS SHALL BE AS SHOWN TO THE CENTER OF THE DIMENSION LINE.  
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 6. DIMENSIONS SHALL BE AS SHOWN TO THE CENTER OF THE DIMENSION LINE.



**WINCHESTER ROAD**









CLIENT FOCUSED • PASSION DRIVEN  
**W.C. MILLER ARCHITECTS**  
SOUTHERN CALIFORNIA  
1811 FLORENCE VALLEY ROAD, SUITE 110  
WINCHESTER, CALIFORNIA 91790-0729  
TEL: 909-967-9989  
WWW.WCMILLERARCH.COM

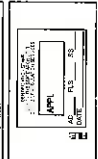
**PUP 00931**

**PUBLIC USE PERMIT  
NEW K8 CAMPUS  
TEMECULA VALLEY CHARTER SCHOOL**  
34155 WINCHESTER ROAD, WINCHESTER CA

**EXHIBIT G**



**CONSULTANT**  
1811 Florence Valley Road  
Winchester, CA 91790  
Tel: 909-967-9989  
www.wcmillerarch.com

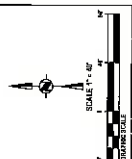


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DRAWN: CEI    CHECKED: CEI  
DATE: 07/20/16    SCALE: AS SHOWN  
PROJECT NUMBER: 1610100

**TOPOGRAPHIC  
SURVEY**

DRAWING NUMBER: **C1.01**



MATCH LINE

FLORENCE VALLEY ROAD

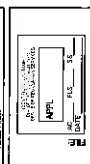
FLORENCE VALLEY ROAD

FLORENCE VALLEY ROAD





**CONSULTANT**  
115 Pico Blvd., Suite 1000  
Alhambra, CA 91801  
**WIG ARCHITECTS**  
Michael J. Pappas  
Professional Engineer  
License No. 50318  
www.wigarchitects.com

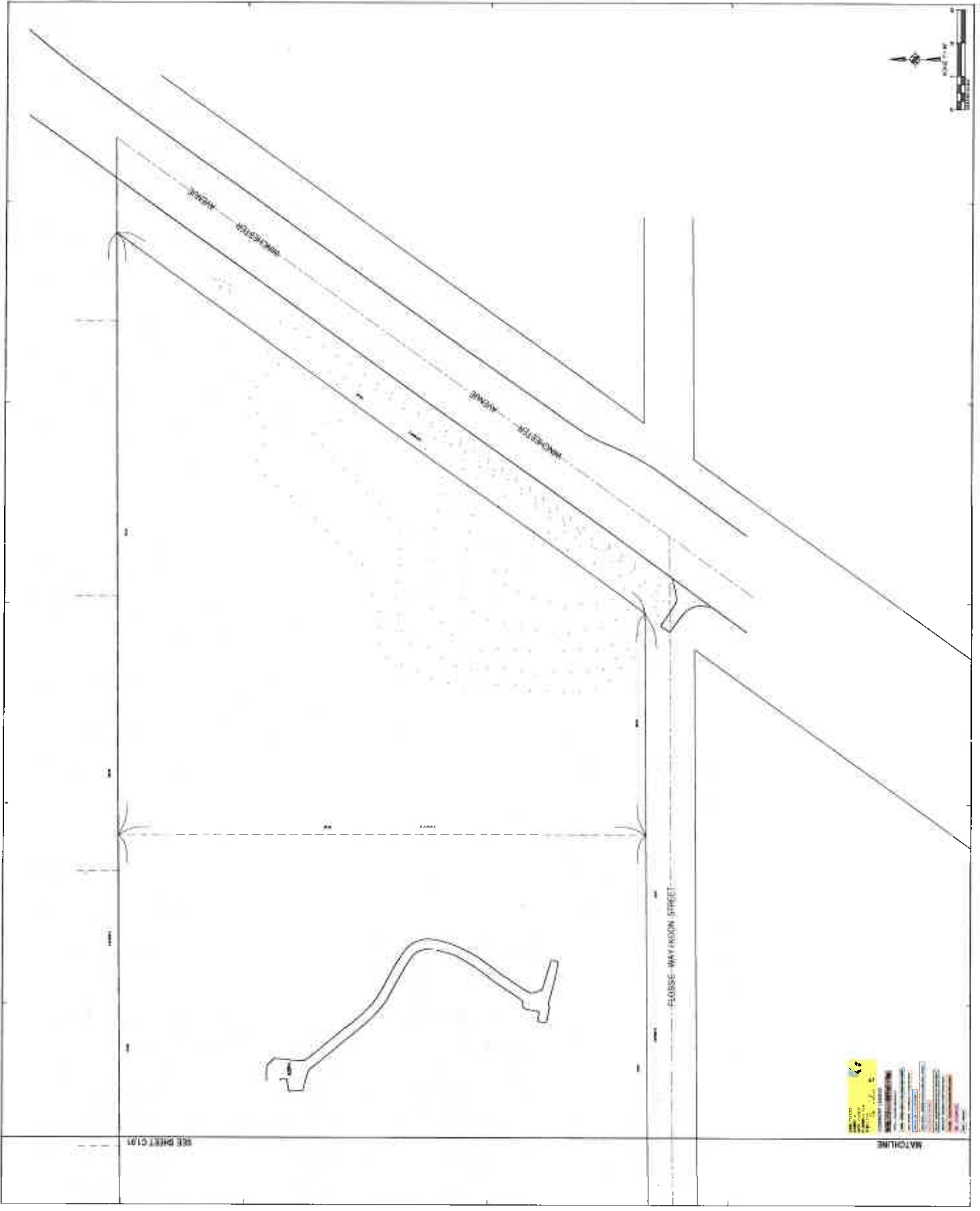


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DRAWING CHECKED: CJS  
DATE OF PLOT: 01/16/16 SCALE: AS SHOWN  
PROJECT NUMBER: 015100

**TOPOGRAPHIC SURVEY**

DRAWING NUMBER: **C1.02**



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SEE SHEET C1.01

**ARCHITECTS**  
**MIC**  
SOUTH FORTIFIED - FARMINGTON, VT  
SOUTHERN CALIFORNIA  
1815 WILSON AVENUE SUITE 100  
CULVER CITY, CALIFORNIA 90230  
TEL: (310) 491-4909  
www.micarchitects.com

**PUP 00931**  
**PUBLIC USE PERMIT**  
**NEW K8 CAMPUS**  
TEMECULA VALLEY CHARTER SCHOOL  
34155 WINCHESTER ROAD, WINCHESTER, CA



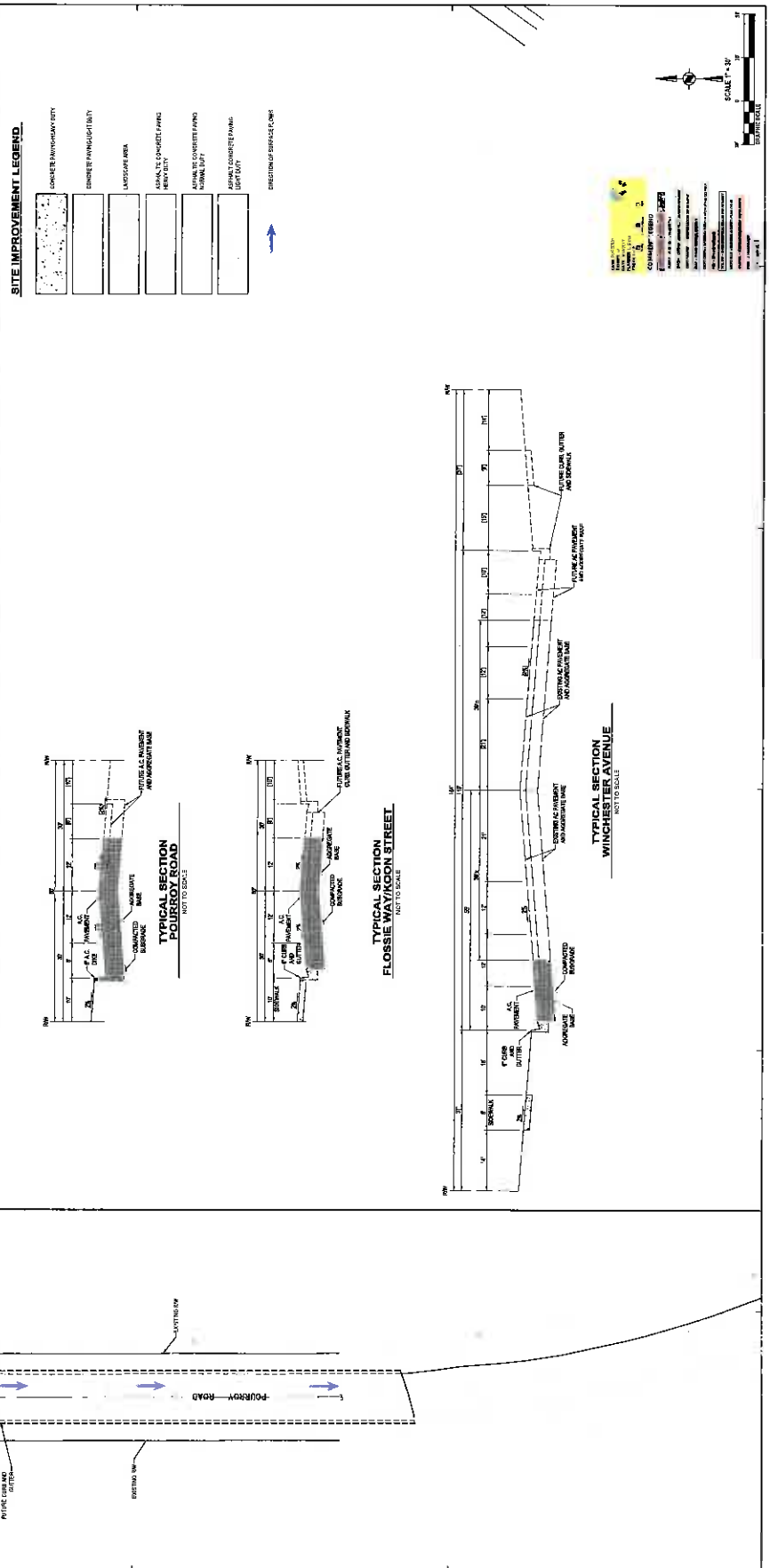
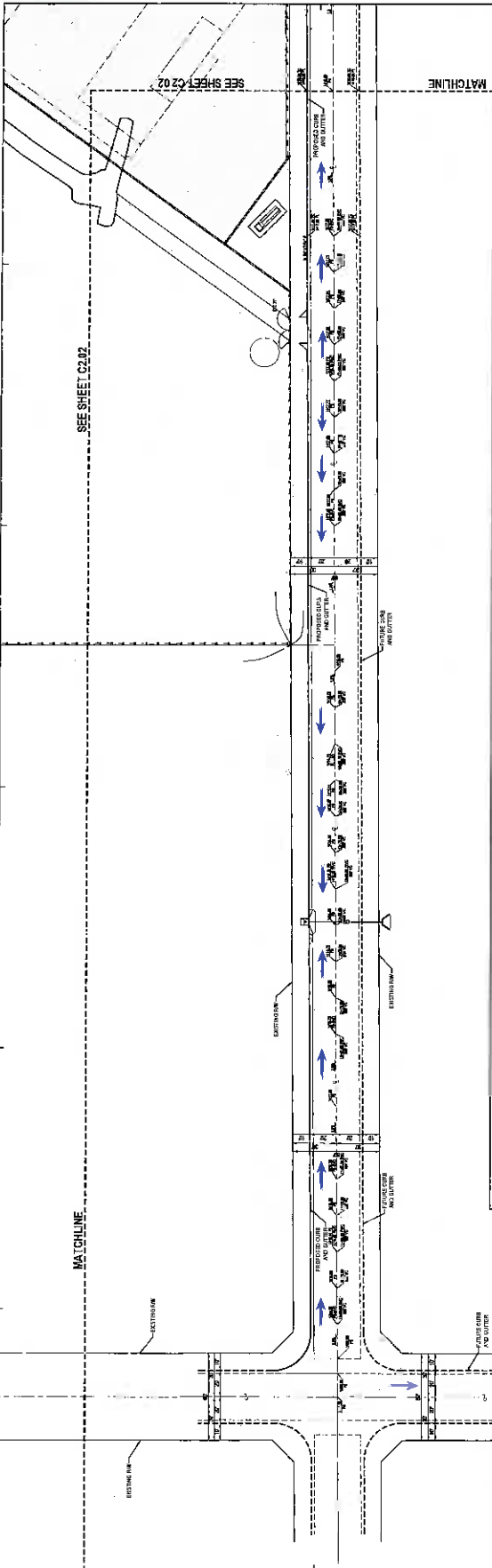
**CONSULTANT**  
13500 Lakes Avenue  
Menlo Park, CA 94025  
TEL: (650) 321-1500  
WWW: www.micarchitects.com

| NO. | DATE | BY | DESCRIPTION |
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DESIGNED BY: MICHAEL J. LEE  
DATE: 07/2016  
PROJECT NUMBER: 61510

**CONCEPTUAL GRADING AND DRAINAGE PLAN**  
DRAWING NUMBER: **C2.01**







# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Public Use Permit No. 931

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/Initial Study and Conditions of Approval)

### COMPLETED/REVIEWED BY:

By: Larry Ross Title: Principal Planner Date: June 28, 2017

Applicant/Project Sponsor: 34155 Winchester Road, LLC Date Submitted: October 26, 2016

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Larry Ross at 951-955-9294.

Revised: 10/16/07  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42963 ZCFG06334

**FOR COUNTY CLERK'S USE ONLY**

07/18/17  
13:57

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PUBLIC USE PERMIT Case #: PUP00931

Parcel: 476-010-059

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is construct and operate a charter school serving 600 students for kindergarten through 8th grade. Total building area is approximately 45,000 square feet. The existing residential structures on the property will remain.

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

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 931 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 931, Exhibit A, sheets 1 to 4, dated 4-14-2017.

APPROVED EXHIBITS B AND C = Public Use Permit No. 931, Exhibit B and C, sheets 1-11, dated 4-14-17.

APPROVED EXHIBIT L (IRRIGATION PLAN) = Public Use permit No. 931, Exhibit L (Irrigation Plan), sheets 1-5, dated 4-14-17.

APPROVED EXHIBIT L (PLANNING PLAN) = Public Use permit No. 931, Exhibit L (Planting Plan), sheets 1-6, dated 4-14-17.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or



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10. GENERAL CONDITIONS

10.BS GRADE. 6                   USE - NPDES INSPECTIONS (cont.)                   RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                   USE - EROSION CNTRL PROTECT                   RECOMMND

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

10.BS GRADE. 8                   USE - DUST CONTROL                   RECOMMND

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

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

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

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

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

10.BS GRADE. 13                  USE - SLOPE SETBACKS                   RECOMMND

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

10.BS GRADE. 18                  USE - OFFST. PAVED PKG                   RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

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10. GENERAL CONDITIONS

10.BS GRADE. 20                   USE - 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                   USE - 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                   USE - FINISH GRADE                   RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1                   USE - NOISE ASSESSMENT'                   RECOMMND

The County's General Plan Land Use Compatibility for Community Noise Exposure table indicates that noise environments below 70 CNEL are considered acceptable / conditionally acceptable. The project is proposed to be built along Highway 79. Highway 79 in this area is considered an "expressway". The County's General Plan Noise Element Data shows that the unmitigated 70 CNEL contour for expressways extend approximately 380 feet from the centerline of the roadway.

We require the consultant analyze the noise impact of the surrounding roadways on the project. He/she must use our standard traffic mix and level "C" build out traffic volumes for the analysis. The consultant must show what areas of the campus fall within the 70 CNEL contour and, if applicable, determine any mitigation measures necessary to comply with the General Plan's requirements.

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10. GENERAL CONDITIONS

10.E HEALTH. 2                   USE - ECP COMMENTS                   RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 3                   USE - WATER AND SEWER SERVICE                   RECOMMND

PUP00931 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

There is an existing onsite wastewater treatment system (OWTS) and well on property that serves the existing mobile home only. Any proposal of use of a well or OWTS may require additional evaluation which may include review of the entitlement.

FIRE DEPARTMENT

10.FIRE. 1                   USE-#50-BLUE DOT REFLECTOR                   INEFFECT

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

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

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 3                   USE-#20-SUPER FIRE HYDRANT                   INEFFECT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the buildings as measured along approved vehicular travel ways.

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX INEFFECT

Rapid entry emergency key storage(KNOX)box shall be installed on the outside of the main building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#88A-AUTO/MAN GATES INEFFECT

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. 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 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 972-654-172  
Public Use Permit (PUP) 00931 is a proposal to construct a school on 14.6-acre site in the French Valley area. The site is located on the northwest corner of Koon Street and Highway 79/Winchester Road. The site is Parcels 3 and 4 of Parcel Map 19448.

The site is subject to stormwater runoff from a tributary drainage area of approximately 290-acres from the north with the bulk of the runoff entering the site in a defined watercourse at the northeasterly corner. This runoff ponds at the southeasterly corner before leaving the site through a culvert under Winchester Road. The ponding area is delineated on the environmental constraint sheet (ECS) that accompanied recorded Parcel Map 19448. This ponding area must be kept clear of all buildings, obstructions and any compacted fill in order to perpetuate the drainage path. The proposed improvements for the parking area within this ponding area must be kept at grade. The proposed drainage plan for the site must design an adequate collection facility to provide flood protection for the proposed buildings and safely convey the runoff to the culvert. This may require the proposed buildings to be constructed with a finished floor elevated a minimum of 12 inches above the water surface elevation in combination with adequate

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10. GENERAL CONDITIONS

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

RECOMMND

collection/conveyance drainage infrastructure.

No grading or improvements are proposed in the western portion of the site. The grading of the project shall be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas, outlet points and outlet conditions. Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another.

This project is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The development of this site would generate an increase in peak flow rates that could adversely impact the downstream property owners. No additional mitigation for increased runoff should be required if compliance with the Santa Margarita Region Hydromodification Management Plan (SMR-HMP) requirements in the WQMP are met.

It should be noted that this site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE - PDA05021R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 5021 submitted for this project (PUP00931) was prepared by Jeanette McKenna and is entitled: "A Phase I Cultural Resources Investigation for the Temecula Valley Charter School, located in the Winchester Area of the French Valley, Riverside County, California" dated October 25, 2016. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant.

Revised County Archaeological Report (PDA) No. 5021r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated November 07, 2016. This report was received on and accepted by the County Archaeologist on November 22, 2016.

PDA 5021r1 concludes: No evidence of prehistoric or archaeological resources nor historic archaeological resources were identified. The project has a low to moderate level of sensitivity for subsurface resources. PDA 5021r1 recommends: On-call archaeologist to conduct spot checking.

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

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most

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10. GENERAL CONDITIONS

10.PLANNING. 2                   USE - IF HUMAN REMAINS FOUND (cont.)                   RECOMMND

Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with 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 Archaeologist.

10.PLANNING. 3                   USE - UNANTICIPATED RESOURCES                   RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 4 USE - GEO02530 ACCEPTED RECOMMND

A report prepared by Inland Foundation Engineering, Inc. entitled "Geotechnical Investigation, Proposed Charter School Site, 34155 Winchester Road, French Valley Area, California", and dated September 9, 2016 was submitted to the County Geologist for this project (PUP00931). In addition, the consultant has submitted the following:

"Response to County Review Comments, PUP00931, Preliminary Geotechnical Report - Proposed Charter School Site, 34155 Winchester Road, French Valley Area, Riverside County, California," dated December 2, 2016.

This report concluded:

1)The primary geologic hazard is severe ground shaking from earthquakes originating on nearby faults.

2)Since there are no faults that are known to traverse the site, the potential for ground rupture is considered to be low.

3)The results of our analysis indicate that the potential for liquefaction and seismically induced settlement is negligible.

4)There do not appear to be any permanent or transient secondary seismic hazards that would affect the proposed school.

5)Estimated total static settlement, based on footings founded on firm soils, should be less than 1 inch.

This report recommended:

1)All surfaces to receive compacted fill should be subjected to compaction testing prior to processing.

2)Testing should indicate a relative compaction of at least 85 percent within the unprocessed native soils.



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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - GEO02530 ACCEPTED (cont.)

RECOMMND

3) If roots or other deleterious materials are encountered or if the relative compaction fails to meet the acceptance criteria, additional over-excavation will be required until satisfactory conditions are encountered.

4) Building areas for the charter school should be over-excavated to a minimum depth of 24 inches below existing grades, or to the depth necessary to provide at least 12 inches of compacted fill below footing bottoms, whichever is deeper.

5) The over-excavated area should extend outside of the exterior footing lines for a distance of at least five feet.

This report satisfies the requirement for a geotechnical report in accordance with the General Plan. Final Planning Department approval of this report is hereby granted for PUP00931. Additional comments and/or conditions may be imposed by the Building and Safety Department upon their review of grading and/or building plans.

10.PLANNING. 5 USE - PDP01558 ACCEPTED

RECOMMND

County Paleontological Report (PDP) No. 1558, submitted for this case (PUP00931) was prepared by Paleo Solutions and is entitled: "Paleontological Technical Study: Temecula Valley Charter School Project, Riverside County, California", dated February 24, 2017.

PDP01558 concluded:

Surface grading or shallow excavations entirely within Holocene young alluvial deposits in the Project area are unlikely to uncover significant fossil vertebrate remains. However, older deposits may be present immediately below a thin veneer of Holocene soils or alluvium. Therefore, grading and other earthmoving activities may potentially result in significant direct impacts to paleontological resources throughout the entirety of the Project area.

PDP01558 recommended:

Construction excavations which disturb Pleistocene-age sediments should be monitored by a professional paleontologist in order to reduce potential adverse impacts

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - PDP01558 ACCEPTED (cont.) RECOMMND

on scientifically important paleontological resources to a less than significant level. Prior to construction, a paleontological resources impact mitigation plan (PRMMP) should be prepared.

PDP01558 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01558 is hereby accepted for PUP00931. A PRIMP shall be required prior to issuance of a grading permit for this project.

10.PLANNING. 6 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. 7 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. 8 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. 9 USE - COLORS & MATERIALS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 14 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. 20 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. 27 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. 28 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. 32 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 33 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

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

project development.

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

10.PLANNING. 34 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. 36 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 37 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](http://www.rctlma.org.buslic).

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential

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10. GENERAL CONDITIONS

10.TRANS. 1                   USE - STD INTRO (ORD 461) (cont.)                   RECOMMND

parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                   USE - COUNTY WEB SITE                   RECOMMND

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

10.TRANS. 3                   USE - LC LANDSCAPE REQUIREMENT                   RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 4 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

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

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

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

10.TRANS. 5 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 6 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development

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10. GENERAL CONDITIONS

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

RECOMMND

proposals located within any of the following Area Plans:  
Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands,  
Lakeview/Nuevo, Sun City/Menifee Valley, Harvest  
Valley/Winchester, Southwest Area, The Pass, San Jacinto  
Valley, Western Coachella Valley and those Community  
Development Areas of the Elsinore, Lake Mathews/Woodcrest,  
Mead Valley and Temescal Canyon Area Plans.

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

Winchester Road (NS) at:  
Keller Road (EW)  
Pourroy Road-Abelia Street  
Whisper Heights Parkway-Pourroy Road  
Jean Nicholas Road-Skyview Road  
Max Gillis Blvd-Thompson Road  
Benton Road

Pourroy Road (NS) at:  
Pat Road (EW)  
Skyview Road (EW)  
Thompson Road (EW)

Elliot Road (NS) at:  
Jean Nicholas Road (EW)

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

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

10.TRANS. 7 USE - TS/RECOMMENDATIONS

RECOMMND

The following recommendations are taken from the project's  
traffic study.

- Prior to the opening of the project, the school shall  
work with the Riverside County to identify on-site  
traffic signing and striping to be implemented in  
conjunction with detailed construction plans for the  
project. These shall be in conformance with design

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - TS/RECOMMENDATIONS (cont.) RECOMMND

standards from the California Manual of Uniform Traffic Control Devices for Streets and Highways (CA MUTCD) and Riverside County standards.

- The school and the Riverside County should periodically review traffic operations in the vicinity of the project once the project is constructed to ensure that traffic operations are satisfactory.
- The charter school shall work with the County of Riverside and implement operational mitigation measures such as additional time restrictions, markings, signage, modifications to loading procedures and education for parents and students to improve traffic follow, if necessary.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

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

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.



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10. GENERAL CONDITIONS

10.WASTE. 5

USE - AB 341

RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcownm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcownm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

10.WASTE. 6

USE - AB 1826

RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7 USE - EXPIRATION DATE-USE CASE

RECOMMND

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                   USE - GRADING SECURITY                   RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

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

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

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

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

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

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

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

60.BS GRADE. 6                   USE - DRAINAGE DESIGN Q100                   RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7                   USE - OFFSITE GRDG ONUS                   RECOMMND

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

60.BS GRADE. 8                   USE - NOTARIZED OFFSITE LTR                   RECOMMND

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

60.BS GRADE. 11                  USE - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                  USE - PRE-CONSTRUCTION MTG               RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                  USE- BMP CONST NPDES PERMIT             RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

EPD DEPARTMENT

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

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

60.EPD. 2 EPD - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - NESTING BIRD SURVEY (cont.)

RECOMMND

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 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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Public Use Permit 00931 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 USE MITCHARGE (cont.)

RECOMMND

which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 6.0 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR

RECOMMND

County Paleontological Report (PDP) No. 1558, prepared by Paleo Solutions concluded the project's potential to impact significant paleontological resources is high. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP/MONITOR (cont.)

RECOMMND

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 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.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1           USE - PALEO PRIMP/MONITOR (cont.) (cont.)           RECOMMND

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)

60.PLANNING. 2           USE - ARCHAEOLOGIST/MONITOR           RECOMMND

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with and retain a Native American Monitor from the appropriate tribe.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American 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.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 4 USE - CULTURAL SENSITIVITY

RECOMMND

The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

60.PLANNING. 11 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. he amount

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - SKR FEE CONDITION (cont.)

RECOMMND

of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 14.59 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. 14 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 931, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

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

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2                      USE - PRIOR TO ROAD CONSTRUCT                      RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

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

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.6 and 90.TRANS.8.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4                      USE - SUBMIT GRADING PLAN                      RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 5                      USE - FINAL WQMP                      RECOMMND

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. R9-2010-0016 to the Transportation Department for review

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5

USE - FINAL WQMP (cont.)

RECOMMND

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](http://www.rcflood.org/npdes). The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

The Final WQMP shall address the following comments that were provided as part of the approval of the Preliminary WQMP:

1. Please confirm the Proposed Volume shown on Table D.5 would detain storm flows for the HCOC requirements.
2. The Project shall propose LID practices prior to treat flows from impervious areas prior to discharging into the proposed underground storage. For example areas shown as asphalt around the basketball courts, that are shown to be asphalt concrete on Sheet C2.02 of the conceptual grading and drainage plan, would have to be landscaped to provide biotreatment prior to draining into inlets. Otherwise, the underground storage chamber concept will not be approved.
3. The Project shall provide clean out ability for all outlet control structures and prior to entering into the underground chambers.
4. Please provide a robust justification, such as right-of-way limitations, traffic operations for the parking area, etc (just not related to costs) for using a BMP that is not in the LID Design Handbook on the BMP Design Volume sheets for areas D/2 and D/3 (underground storage). The justification shall include benefits proposed by the project. If the project complies with comment #4 of this memo, there shall be narrative stating something to the effect that vegetated buffer strip areas are providing treatment in conjunction with the detention effects of the underground chambers.
5. Please note, per page 45 of the WQMP guidance document, "The first three types of DMAs: Self-Treating, Self-Retaining, and draining to Self-Retaining, are ways to account for successful implementation of the LID Principles discussed in

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - FINAL WQMP (cont.) (cont.) RECOMMND

Step 1. Areas addressed by LID Principles are self-managing and do not require any further management measures.

- a. No BMP design details are needed for DMA A/1.
6. For Table D.3, please remove the check marks for Alternative Compliance (which would require State Regional Board approval). The Bioretention BMP areas should be marked in Column 3, and the Underground Storage Chamber (if providing detention effects) should be marked as Biotreatment.
7. Complete the WQMP template appropriately.
8. Complete the Hydrology Control BMP sizing using the SMRHM or other continuous simulation (SWMM, HSPF, etc.) model to look at the entire rainfall record and ensure both flow rates and duration meet the HCOC/Hydromodification requirements.
9. Complete Section E.5 for Sediment Supply. This is a MS4 Permit requirement and shall be completed.
10. Please reference the County's Storm Water Ordinance No. 754 on the Owner's Certification Page.
11. Section A states the impervious area is 231,125 sq.ft., while Table C.1 and Table D.4 add up to 277,204 sq.ft.
12. Table C.1 mention the DMA name A/1, D/1, etc. to be clear what areas are being discussed.
13. Per table C.5 Bioretention and a Chamber System will be used for Treatment.
  - a. It is required to show all BMPs on the WQMP Site plan (map showing DMA's). Typical cross sections, outlet sizes, and all related design details. The Grading and Construction Drawings shall be functionally equivalent to the WQMP site map. Adequate detail is required on the WQMP site map to confirm requirements are being met. Bioretention and underground chambers shall be shown on the WQMP site map and all related construction drawings. The WQMP Site map should include all information related to the WQMP.
14. Complete Section D.2 for Harvest and Use Assessment and check all boxes that apply.
15. The WQMP site map needs to include (and color) the entire drainage area tributary to each flow path. The WQMP site map shows only the buildings as DMA's, which would not be acceptable. The DMA shall include all tributary areas. The sizing shall match.
16. Flow paths at the east boundary appear to drain

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - FINAL WQMP (cont.) (cont.) (cont.) RECOMMND

around the project site, which can be acceptable but the sizing needs to be verified. If a block wall is not approved by the County, the project will be required to show the cross section of the facility that will route upstream flows around the project. In the final hydrology report (also required prior to building or grading permit), the sizing including hydraulics shall be provided for all storm runoff conveying facilities.

17. Please update the CULTEC design details. The Breakdown of Storage Provided shows 10072.2 cu.ft. However, Table D.5 mentions 14,182 cu.ft. Also it appears the Bioretention Facility Design Procedure sheet for D/1 is included twice.
18. (Added based on submitted SMRHM) More explicit details are needed to confirm the sizing of the CULTEC devices correspond to the SMRHM analysis provided. The County recommends narrative and exhibits to show what parts of the CULTEC device vs. the BioRetention will account for the HCOC mitigation, outlet sizes, etc. The dimensions for the SMRHM appear to be approximately 50,800 FT3. The final HCOC mitigation designs needs to be reflected appropriately on the WQMP site plan, construction drawings, WQMP design worksheets, and LID BMP sizing tables. However, the P-WQMP report provides a good faith effort, and the BMP sizes could feasibly work with changing BMP dimensions.
19. A signed copy of a BMP maintenance agreement must be provided in Appendix 9. A template is online at:  
<http://rctlma.org/Portals/7/documents/pamphlets/app12.pdf>.
  - a. With the BMP agreement, please provide an exhibit of the BMPs and access areas for the BMP agreement.
20. In addition to the BMP maintenance agreement, a site specific Maintenance Plan shall need to be prepared that meets the minimum requirements found on page 94 to 97 of the WQMP Guidance document.
21. 2 hardcopy documents with original owner certifications. Each owner's certification must include a certified notary certification. Date of owner's certification shall not predate the date the actual document was prepared.
  - a. Approval documents shall also include RCE wet-stamp and signature on each hardcopy document.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - FINAL WQMP (cont.) (cont.) (cont.) (conRECOMMND

- b. Each hardcopy binder shall include a CD that contains the entire document in PDF format, including exhibits and certifications.

60.TRANS. 6 USE - WQMP ACCESS MAINT ESMNT RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - NESTING BIRD REPORT RECOMMND

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.

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV CULTURAL RPT. RECOMMND

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted 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 report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

70.PLANNING. 2 USE - ARTIFACT DISPOSITION RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the



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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE - ARTIFACT DISPOSITION (cont.)

RECOMMND

satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1.A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2.Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will 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.

3.If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation of the cultural resources at the Western Science Center.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD

RECOMMND

Properly submit plans to District Environmental Services for the review and permitting of the food facility.

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

Please contact the Murrieta Office at (951)461-0284 for any additional questions about Food Plan Check submittal requirements.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 USE - NOISE STUDY

RECOMMND

The County's General Plan Land Use Compatibility for Community Noise Exposure table indicates that noise environments below 70 CNEL are considered acceptable / conditionally acceptable. The project is proposed to be built along Highway 79. Highway 79 in this area is considered an "expressway". The County's General Plan Noise Element Data shows that the unmitigated 70 CNEL contour for expressways extend approximately 380 feet from the centerline of the roadway.

We require the consultant analyze the noise impact of the surrounding roadways on the project. He/she must use our standard traffic mix and level "C" build out traffic volumes for the analysis. The consultant must show what areas of the campus fall within the 70 CNEL contour and, if applicable, determine any mitigation measures necessary to comply with the General Plan's requirements.

80.E HEALTH. 3 USE - WATR/SEWR WILL SERVE

RECOMMND

Provide current documentation to show that water and sewer service is being established for this project. Per applicant, Due Diligence meetings have taken place with EMWD. Prior to building permit issuance, Plan of Service Summary must be submitted to show that water and sewer connections are established for this site.

FIRE DEPARTMENT

80.FIRE. 1 USE -#51-WATER CERTIFICATION

INEFFECT

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 2 USE-#4-WATER PLANS

INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall provide the fire hydrant

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80.FIRE. 2                      USE-#4-WATER PLANS (cont.)                      INEFFECT

types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                      USE MITCHARGE                      RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Public Use Permit 00931 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 6.0 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 3                      USE - CONFORM TO ELEVATIONS                      RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4                   USE - CONFORM TO FLOOR PLANS                   RECOMMND

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

80.PLANNING. 11                USE - PLANS SHOWING BIKE RACKS                   RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 12                USE - PARCEL MERGR REQD                   RECOMMND

Prior 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. 476-010-013 and 476-010-059. 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 Rural Residential (R-R) zone.

80.PLANNING. 17                USE - SCHOOL MITIGATION                   RECOMMND

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

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 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 19                USE - FEE STATUS                   RECOMMND

Prior to issuance of building permits for Public Use Permit No. 931, 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.

80.PLANNING. 20                USE - UNPERMITTED MOBILEHOME           RECOMMND

Prior to building permit issuance the unpermitted mobile home located on project site shall be removed.

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SURVEY DEPARTMENT

80.SURVEY. 1                   USE - ACCESS RESTRICTION                   RECOMMND

By the project's design, access on Winchester Road (SH-79) shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Winchester Road (SH-79).

80.SURVEY. 2                   USE - R-O-W DEDICATION                   RECOMMND

Sufficient public street right-of-way along Winchester Road (SH-79) shall be conveyed for public use to provide for a 92 foot half-width right-of-way per Standard No. 83, Ordinance 461.

Sufficient public street right-of-way along Koon Street (along project boundary) shall be conveyed for public use to provide for a 37 foot half-width right-of-way per Standard No. 103, Ordinance 461.

TRANS DEPARTMENT

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

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

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

- the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder

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80.TRANS. 3 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 4 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

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

1.Approved Landscape Concept Plan (LCP) planting plan and landscape water budget calculations do not comply with Ordinance 859.3. Final planting and irrigation need to be adjusted to meet water budgets. The correct ETo allowance must be used for both non-turf areas (allowance 0.45) and the Special Landscape (recreational turf, allowance 1.0) and shall be provided in separate calculations. The combined EAWU must not exceed the combined MAWA. Plant water use categories must match WUCOLS categories.

2.Show and label all retaining walls on plans.

3.All slope areas must be shown to match grading plans and be planted and irrigated to meet the minimum standards for Building and Safety erosion control standards, Ordinance 457.

4.All trees planted within six feet of hardscape shall be installed with a root barrier. Root barrier shall not encircle the tree root ball but shall be located at edge of hardscape and extend beyond the center of the tree a minimum of five feet in each direction.



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80.TRANS. 4 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

5.DG in planter areas should not be stabilized.

6.Show and label 6" concrete mow curb between areas maintained by more than one entity.

80.TRANS. 5 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Winchester Road (SH-79).
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.

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80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

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

80.TRANS. 7 USE- LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project.  
Street lighting shall be designed in accordance with County  
Ordinance 460 and Streetlight Specification Chart found in  
Specification Section 22 of Ordinance 461. For projects  
within SCE boundaries use County of Riverside Ordinance  
461, Standard No. 1000 or No. 1001.

80.TRANS. 8 USE - LANDSCAPING/TRAIL RECOMMND

Landscaping within public road right-of-way shall comply  
with Transportation Department standards, Ordinance 461,  
Comprehensive Landscaping Guidelines & Standards, and  
Ordinance 859 and shall require approval by the  
Transportation Department.

Landscaping plans shall be designed within Winchester Road  
(SH-79) and Koon Street and submitted to the Transportation  
Department. Landscaping plans shall be submitted on  
standard County plan sheet format (24" x 36"). Landscaping  
plans shall be submitted with the street improvement plans.

80.TRANS. 9 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF"  
facility as a condition of approval for this project and  
will be seeking "TUMF" credits and/or reimbursements for  
the "TUMF" improvements built with this project, the  
applicant shall enter into a "TUMF Improvement and Credit  
Agreement" with the Transportation Department prior to the  
first building permit issuance as directed by the Director  
of Transportation. Please contact (951) 955-6800 for  
additional information.

80.TRANS. 10 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street  
lighting, and cable television lines shall be designed to  
be placed underground in accordance with Ordinance 460 and

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80.TRANS. 10 USE - UTILITY PLAN (cont.) RECOMMND

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.

80.TRANS. 11 USE - IMPLEMENT WQMP 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.

80.TRANS. 12 USE - ESTBLH WQMP MAINT ENTITY RECOMMND

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.

WASTE DEPARTMENT

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

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins:

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

one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

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90.BS GRADE. 2                   USE - WQMP BMP CERT REQ'D (cont.)                   RECOMMND

Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

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

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

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

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

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S                   RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of completed onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL                   RECOMMND

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

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90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

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

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE

RECOMMND

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

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E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT CONTACT/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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES

INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs. Access shall be provided to within 150' of all exterior portions of the buildings.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

INEFFECT

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings 3600 sq.ft. or greater. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 250 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#35-VOICE FIRE ALARM

INEFFECT

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

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90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM NOTAPPLY

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

90.FIRE. 5 USE-#27-EXTINGUISHERS INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 6 USE-#36-HOOD DUCTS INEFFECT

A U.L. 300 hood duct fire extinguishing system must be installed over cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical and gas componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of ninety-three (93) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of four (4) accessible parking space[s] for persons with disabilities shall be provided as shown on



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

APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 7 spaces shall be provided in convenient locations to facilitate bicycle access to the project.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent

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90.PLANNING. 12           USE - CURBS ALONG PLANTERS (cont.)           RECOMMND

to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15           USE - TRASH ENCLOSURES           RECOMMND

A trash enclosure shall be located as shown on the APPROVED EXHIBIT A (southwest of shade structure no. 1), and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. In addition, the trash enclosure shall have a solid roof/cover that will prevent rain from entering the enclosure. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 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 14.59 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded,

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

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Public Use Permit No. 931 is calculated to be 14.59 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 cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent

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

road right-of-way to the limits of the project development. The Project Area for Public Use Permit No. 931 has been calculated to be 14.59 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 ordinance shall be required.

90.PLANNING. 29                   USE - ROOF EQUIPMENT SHIELDING                   RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

TRANS DEPARTMENT

90.TRANS. 1                       USE - LC LNDSCP INSPECT DEPOST                   RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2                       USE - LNDSCPE INSPCTN RQRMNTS                   RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy

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90.TRANS. 2                   USE - LNDSCP E INSPCTN RQRMNTS (cont.)                   RECOMMND

permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3                   USE - LC COMPLY W/ LNDSCP/ IRR                   RECOMMND

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

90.TRANS. 4                   USE-STREETLIGHT AUTHORIZATION                   RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE or other electric provider.

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90.TRANS. 5 USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 6 USE - OFF-SITE ACCESS

RECOMMND

The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for paved access road to a paved and maintained road. Said access road shall be constructed with 32' of AC pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60'), at a grade and alignment approved by the Transportation Department. The project proponent shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

NOTE: Said off-site access road shall be the southerly extension of Pourroy Road from Koon Street to a paved County maintained Pourroy Road.

90.TRANS. 7 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.

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90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Winchester Road (SH-79) and Koon Street.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

90.TRANS. 9 USE - 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>

90.TRANS. 10 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Winchester Road (SH-79) and Koon Street.

Assurance of continuous maintenance is required by

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90.TRANS. 10 USE - LANDSCAPING (cont.) RECOMMND

processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 11 USE - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed on the northeast corner of Pourroy Road and Koon Street intersection per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 12 USE - LANDSCAPING RECOMMND

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

Landscaping will be improved within Winchester Road (SH-79) and Koon Street.

90.TRANS. 13 USE - SIGNING & STRIPING RECOMMND

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

90.TRANS. 14 USE - 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.

90.TRANS. 15 USE-EXISTING CALTRANS MAINT. RECOMMND

Winchester Road (SR-79) along project boundary is a paved "CALTRANS" maintained road designated EXPRESSWAY and shall be improved with 8" concrete curb and gutter, located 55' from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by CALTRANS



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90.TRANS. 15 USE-EXISTING CALTRANS MAINT. (cont.)

RECOMMND

within the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 83, Ordinance 461. (55'/92')

NOTE: 1. An 8' concrete sidewalk 15' from curb line shall be constructed within the 37' parkway per Standard No. 404, Ordinance 461.

2. A curbed landscape median shall be constructed at the centerline per Standard No. 83, Ordinance 461.

3. A transition AC pavement lane shall be constructed to the north and south project boundaries per 60 mph speed limit.

4. Street improvement plans along Winchester Road (SH-79) shall be submitted to CALTRANS for review and approval.

90.TRANS. 16 USE - PART-WIDTH IMPROVEMENT

RECOMMND

Koon Street (from west project boundary to cul-de-sac along project boundary) is designated COLLECTOR STREET and shall be improved with 43' part-width AC pavement (22' on the project side and 21' on the other side of the centerline), 6" concrete curb, gutter, and sidewalk (north side), within the 67' part-width (37' project side and 30' on the other side of the centerline) dedicated part-width right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461 and as determined by the Director of Transportation.

NOTE: 1. An 11' concrete sidewalk (along the north side and around the cul-de-sac bulb) shall be constructed adjacent to the curb line within the 15' parkway.

2. The driveways shall be constructed in accordance with Standard No. 207-A, Ordinance 461.

3. Gate(s) shall be constructed 35' radial from the flow line/curb line.

4. Centerline intersection of driveway on Koon Street shall be 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flow line/curb face or as approved by the Director of

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90.TRANS. 16 USE - PART-WIDTH IMPROVEMENT (cont.) RECOMMND

Transportation.

5. Koon Street, Pourroy Road, and all parkway improvement plans shall be submitted to the County Transportation Department for review and approval.
6. A 12' painted median shall be striped at the centerline.

90.TRANS. 17 USE - DEDICATIONS RECOMMND

Koon Street from Pourroy Road to west project boundary (outside project boundary) is designated COLLECOR STREET and shall be improved with 43' part-width AC pavement (22' on the north side and 21' on the south side of centerline), 6" concrete curb, gutter, and sidewalk (north side) within the 60' (30' on the north and 30' on the south side) full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461, and as approved by the Director of Transportation. (Modified for increased sidewalk from 5' to 7' and reduced full-width right-of-way from 74' to 60'.)

- Notes:
1. A 7' concrete sidewalk shall be constructed adjacent the curb line within the 8' parkway.
  2. A 12' painted median shall be striped at the centerline.

90.TRANS. 18 USE - WQMP COMPLETION 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, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 19 USE - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's, as applicable, Business Registration Division.

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WASTE DEPARTMENT

90.WASTE. 1                      USE - WASTE REPORTING FORM                      RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.WASTE. 2                      USE - RECYCLNG COLLECTION AREA                      RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: November 18, 2016

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section

Riv. Co. Surveyor  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Resources Management Dept.  
Valley-Wide Recreation & Parks District  
Winchester Municipal Advisory Council (MAC)  
Board of Supervisors - Supervisor: Washington  
Planning Commissioner: Ruthanne Taylor  
Berger

City of Murrieta Sphere of Influence  
Temecula Valley Unified School District  
Eastern Municipal Water District (EMWD)  
Southern California Edison Co. (SCE)  
City of Temecula  
City of Menifee

**Public Use Permit NO. 931 – EA 42963 – Applicant: Lois Hastings – Representative: Placeworks – Third Supervisorial District – Southwest Area Plan – Highway 79 Policy Area – Rancho California Zoning Area – Zoning: Rural Residential (R-R) – Location: Northwest of Highway 79, east of Pourroy Road, and south of Keller Road – REQUEST: PUP00931 proposes to construct and operate a charter school serving 600 students for kindergarten through 8<sup>th</sup> grade. Total building area is approximately 45,000 square feet. The existing residential structures on the property will remain – APN: 476-010-013, 476-010-059 – Related Case: N/A BBID: 972-654-172 UPROJ: PUP00931**

**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 **LDC meeting on December 1, 2016**. 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:**

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. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.*

**Go Paperless!**

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at [FSIERRA@rctlma.org](mailto:FSIERRA@rctlma.org). Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Larry Ross, Project Planner, at (951) 955-9294 or e-mail at [LROSS@rctlma.org](mailto:LROSS@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

## Ross, Larry

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**From:** Jorge Estrada <jestrada@placeworks.com>  
**Sent:** Friday, July 07, 2017 10:25 AM  
**To:** Heather.Pert  
**Cc:** Ross, Larry; karin\_cleary-rose@fws.gov; Carly.Beck@wildlife.ca.gov; Joanna.Gibson@wildlife.ca.gov; james\_thiede@fws.gov  
**Subject:** RE: Temecula Valley Charter School - request for CEQA documents

Good morning Heather,

On behalf of Larry Ross (Project Planner at the County of Riverside), please find below a link to the public draft IS/MND and related technical appendices. Please submit all/any comments you may have on the CEQA document directly to Larry Ross.

<http://download.placeworks.com/ENVIRO/TemeculaValleyCharterSchool/PublicDraftMND.zip>

Best regards,

**JORGE ESTRADA**  
Senior Associate

3 MacArthur Place, Suite 1100 | Santa Ana, California 92707  
714.966.9220 | jestrada@placeworks.com | placeworks.com

**From:** Pert, Heather@Wildlife [<mailto:Heather.Pert@wildlife.ca.gov>]

**Sent:** Thursday, July 06, 2017 6:24 PM



**To:** Ross, Larry <[LROSS@RIVCO.ORG](mailto:LROSS@RIVCO.ORG)>

**Cc:** Karin Cleary-Rose <[karin\\_cleary-rose@fws.gov](mailto:karin_cleary-rose@fws.gov)>; Beck, Carly@Wildlife

<[Carly.Beck@wildlife.ca.gov](mailto:Carly.Beck@wildlife.ca.gov)>; Gibson, Joanna@Wildlife <[Joanna.Gibson@wildlife.ca.gov](mailto:Joanna.Gibson@wildlife.ca.gov)>; Jim

Thiede <[james\\_thiede@fws.gov](mailto:james_thiede@fws.gov)>

**Subject:** Temecula Valley Charter School - request for CEQA documents

Hello Larry,

We are writing to request that CEQA documents for the Temecula Valley Charter School are circulated to the California Department of Fish and Wildlife (Department) and the U.S. Fish and Wildlife Service (Service), mailing addresses provided below. The Department acts as trustee and responsible agency for fish and wildlife resources for this project – not only through the Western Riverside County Multiple Species Habitat Conservation Plan but also because based on aerial review of the project site the project may need to submit a Lake and Streambed Alteration notification. Per Section 15205(b)(2) of the 2012 California Environmental Quality Act CEQA Guidelines, Draft EIRs and negative declarations prepared by a public agency where a state agency is a responsible agency, trustee agency, or otherwise has jurisdiction by law with respect to the project shall be submitted to the State Clearinghouse for review by state agencies ([http://resources.ca.gov/ceqa/flowchart/lead\\_agency\\_notice\\_ND.html](http://resources.ca.gov/ceqa/flowchart/lead_agency_notice_ND.html)), it does not have to be identified of regional significance.

The question of when the Department receives CEQA documents has been a statewide issue before and in response the Department sent out the attached letter clarifying the Department's role in the CEQA process.

We are requesting that the Service and Department are included on the CEQA circulation list for this project.

Thank you for your assistance in this matter,

Sincerely,  
Heather

*Heather A. Pert*, PhD  
Senior Environmental Scientist  
Inland Deserts Region  
California Department of Fish and Wildlife  
3602 Inland Empire Blvd  
Ontario, CA 91764-4918  
858-395-9692

Karin Cleary-Rose

Inland Division Chief  
U.S. Fish and Wildlife Service  
777 East Tahquitz Canyon Way, Suite 208  
Palm Springs, CA 92220  
(760) 322 2070 ext 406 - Please note new extension.

### Confidentiality Disclaimer

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[County of Riverside California](#)



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov  
Habitat Conservation Planning Branch  
1416 Ninth Street, Suite 1260  
Sacramento, California 95814  
(916) 653-4875



February 10, 2009

Dear Sir or Madam:

Subject: Circulation of CEQA Documents through the State Clearinghouse

The Habitat Conservation Planning Branch of the Department of Fish and Game (DFG) is concerned that many state and local lead agencies are not circulating their environmental documents through the State Clearinghouse at the Governor's Office of Planning and Research (OPR) as required by the California Environmental Quality Act (CEQA).<sup>1</sup> DFG is also concerned that many state and local lead agencies are not providing various notices to DFG during required CEQA review, or consulting with DFG specifically as California's trustee agency for fish and wildlife resources. This letter serves as an important reminder that CEQA's circulation, notice, and consultation requirements play a critical role in DFG's trustee mandate to conserve the State's fish and wildlife resources for all the people of California.<sup>2</sup>

In general, CEQA requires lead agencies to submit draft environmental impact reports (EIR), proposed negative declarations (ND), and proposed mitigated negative declarations (MND) to the State Clearinghouse at OPR when:

- A state agency is the lead agency, a responsible agency, or a trustee agency;
- A state agency otherwise has jurisdiction by law with respect to the project; or
- The proposed project is of statewide, regional, or areawide significance.

(Pub. Resources Code, § 21082.1, subd. (c)(4); CEQA Guidelines, §§ 15205, subd. (b), 15206, subd. (b)(1)-(7).)<sup>3</sup>

Submitting CEQA documents to OPR as required by law helps to ensure responsible and trustee agency input from DFG during lead agency environmental review.<sup>4</sup>

CEQA also requires lead agencies to submit the following notices to OPR:

- Notice of Preparation (NOP) of an EIR;
- Notice of Completion (NOC) of an EIR;

<sup>1</sup> Pub. Resources Code, § 21000 et seq.

<sup>2</sup> Fish & G. Code, §§ 711.7, 1802.

<sup>3</sup> The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

<sup>4</sup> See, e.g., Pub. Resources Code, §§ 21082.1, subd. (c)(4), 21083, subd. (d); see also §§ 21069, 21070 (responsible and trustee agencies defined).



- Notice of Determination (NOD) when the lead agency is a state agency; and
- Notice of Determination (NOD) for local agency conclusions that certain housing projects specified by statute are not subject to CEQA.

(Pub. Resources Code, §§ 21080.4, 21108, 21152.1, 21161.)

Again, these notices serve to ensure state agency participation in lead agency review under CEQA, including DFG participation as a responsible and trustee agency.

CEQA affects the same goals through various consultation requirements. Where DFG serves as a responsible or trustee agency state and local lead agencies are required by law to consult directly with DFG during the CEQA review process. Lead agencies are required to consult with DFG as a responsible or trustee agency, for example, prior to determining whether an EIR or ND is required for a proposed project.<sup>5</sup> Likewise, CEQA requires lead agencies to consult with DFG in its responsible or trustee agency capacity prior to completing an EIR.<sup>6</sup> Informal consultation with DFG as a responsible or trustee agency is also encouraged under CEQA.<sup>7</sup> In fact, in DFG's experience compliance with CEQA's consultation requirements helps lead agencies early in the CEQA process to identify potentially significant environmental impacts and related mitigation measures.<sup>8</sup> Moreover, where DFG serves as a responsible agency specifically, compliance with these important consultation provisions ensures that additional environmental review by DFG is not required simply because the lead agency failed to consult with DFG.<sup>9</sup>

Importantly, DFG acts as a responsible agency under CEQA where a proposed project implicates its permitting authority under the Fish and Game Code. That authority arises most commonly pursuant to the California Endangered Species Act (CESA), as well as other provisions in the Fish and Game Code governing activities that may substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake.<sup>10</sup> With respect to its trustee agency status, DFG always serves in that capacity under the Fish and Game Code with regard to the State's fish and wildlife resources.<sup>11</sup> For purposes of CEQA, DFG serves as a trustee agency whenever a project affects fish and wildlife resources, regardless of whether those effects are significant.<sup>12</sup>

DFG recognizes that CEQA and the CEQA Guidelines define trustee agency to mean a state agency with jurisdiction by law over natural resources affected by a proposed project. However, DFG is concerned that some lead agencies make this "no affect" determination under CEQA without any input from DFG, concluding improperly that a

<sup>5</sup> Pub. Resources Code, § 21080.3, subd. (a).

<sup>6</sup> *Id.*, §§ 21104, 21153.

<sup>7</sup> See, e.g., *Id.*, §§ 21080.3, subd. (a), 21104, subd. (a), 21153, subd. (b).

<sup>8</sup> *Id.*, § 21003.1, subds. (a), (b).

<sup>9</sup> CEQA Guidelines, §§ 15096, subd. (e)(4), citing 15052, subd. (a)(3); see also *Fall River Wild Trout Foundation v. County of Shasta* (1999) 70 Cal.App.4th 482.

<sup>10</sup> Fish & G. Code, §§ 1600 et seq., 2050 et seq.

<sup>11</sup> Fish & G. Code, §§ 711.7, subd. (a), § 1802.

<sup>12</sup> Pub. Resources Code, § 21070, CEQA Guidelines, § 15386, subd. (a)

February 9, 2009

Page 3 of 3

proposed project has no potential to affect fish and wildlife resources. Some lead agencies then conclude that DFG is not a trustee agency relative to the project at hand and, in so doing, they fail to comply with CEQA's notice and consultation requirements. Lead agencies should be cautious of this issue in light of published case law.<sup>13</sup>

For interested public agencies, additional related information is available through both DFG and OPR. For more information about the state environmental review process generally and State Clearinghouse procedures download the *State Clearinghouse Handbook* at [http://www.opr.ca.gov/planning/PDFs/sch\\_handbook.pdf](http://www.opr.ca.gov/planning/PDFs/sch_handbook.pdf). You may also contact the State Clearinghouse by phone at (916) 445-0613 or email at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov). OPR's November 2005 Technical Advisory regarding document submittal to the State Clearinghouse may be particularly helpful to interested lead agencies. Questions related to DFG's CEQA Program can also be submitted through a public information line at (916) 651-0603 or email [CEQA@dfg.ca.gov](mailto:CEQA@dfg.ca.gov).

In closing, DFG urges state and local lead agencies to ensure environmental analyses are submitted to the State Clearinghouse as required by CEQA. Complying with these requirements, along with CEQA's responsible and trustee agency notice and consultation requirements, plays a critical role in DFG's trustee mandate to conserve California's important fish and wildlife resources.

Sincerely,

Kevin Hunting, Deputy Director  
Ecosystem Conservation Division

cc: ~~Sonke Mastrop~~, Deputy Director  
Gary Stacy, Northern Region  
Sandra Morey, North Central Region  
Charles Armor, Bay Delta Region  
Jeff Single, Central Region  
Ed Pert, South Coast Region  
Curt Taucher, Inland Deserts Region  
Marija Vojkovich, Marine Region  
Tina Bartlett, Habitat Conservation Planning Branch  
Eric Loft, Wildlife Branch  
Carl Wilcox, Water Branch  
Neil Manji, Fisheries Branch

<sup>13</sup> *Gentry v. City of Murrieta* (1995) 36 Cal.App.4<sup>th</sup> 1359, 1386-1389.

County of Riverside  
4080 Lemon St., 8<sup>th</sup> Floor  
Riverside, CA 92501

February 1, 2017

Attention: Planning

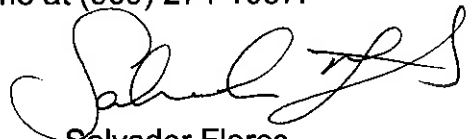
Subject: Public Use Permit No. 931 (APN: 476-010-013 & 059)

Please be advised that the division of the property shown on Public Use Permit No. 931 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.



Salvador Flores  
Title and Real Estate Services  
Real Properties

**Johnson, Smith & Foy**

A T T O R N E Y S a t L A W

Raymond W. Johnson, Esq., AICP, Of Counsel  
Abigail A. Smith, Esq.  
Kimberly Foy, Esq.

P.O. Box 1029, Temecula, CA 92593

Abby@SoCalCEQA.com  
Kim@SoCalCEQA.com  
Telephone: (951) 506-9925  
Fax: (951) 506-9975

January 27, 2017

Larry Ross  
County of Riverside  
Planning Department  
4080 Lemon Street  
P.O. Box 1409  
Riverside, CA 92502  
[lross@rctlma.org](mailto:lross@rctlma.org)

Clerk of the Board of  
Supervisors  
County of Riverside  
4080 Lemon Street, 1<sup>st</sup> Floor  
Riverside, CA 92501  
[cob@rcbos.org](mailto:cob@rcbos.org)

**RE: *Written Request for all Public Notices regarding Public Use Permit 931 (PUP00931)***

To the County of Riverside:

Please allow this letter to serve as a written request to receive all notices regarding Public Use Permit 931 (PUP 00931), a request to develop a Charter School north and west of Winchester Road, south of Keller Road, and east of Pourroy Road.

This written request is intended to include all public notices issued pursuant to County of Riverside ordinances as well as the California Environmental Quality Act ("CEQA"), including any Notice of Determination issued pursuant to CEQA. This written request also encompasses any notices of public hearings regarding the Project.

Please send all notices to the following mailing address:

Johnson, Smith & Foy  
P.O. Box 1029  
Temecula, CA 92593

To the extent there are notices issued via e-mail, please include the following e-mail address on the list of electronic recipients: [kim@socalceqa.com](mailto:kim@socalceqa.com). Thank you very much for your assistance.

Sincerely,  
Kimberly Foy



December 1, 2016

Mr. Larry Ross  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**Subject: Public Use Permit No. 931 (Temecula Charter School)  
APNS 476-010-013 and 476-010-059**

Dear Mr. Larry Ross:

The subject project requires water, sewer and recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent and approved by EMWD.

The project requires on-site and offsite facilities, such as water and sewer pipelines, possibly recycled water pipelines and other possible improvements yet to be identified in the POS evaluation, as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

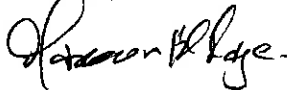
On August 3, 2016, the subject project was reviewed for Due Diligence with EMWD's New Business Department, with a Project Number 2016-686.

To date, EMWD has not received a Work Order deposit to develop the POS, to identify on-site and offsite facilities required to serve this project.

Mr. Larry Ross  
December 1, 2016  
Page 2

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at [El-hagem@emwd.org](mailto:El-hagem@emwd.org).

Sincerely,



Maroun El-Hage, M.S., P.E.  
Senior Civil Engineer  
New Business Department  
Eastern Municipal Water District

MEH:emn

Attachment

**Ross, Larry**

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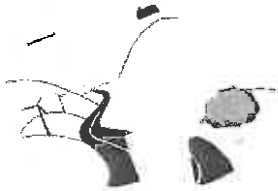
**From:** Ebru Ozdil <eozdil@pechanga-nsn.gov>  
**Sent:** Friday, May 05, 2017 4:40 PM  
**To:** Thomson, Heather  
**Cc:** Paul Macarro; Tina Thompson Mendoza; Andrea Fernandez  
**Subject:** PUP00931 - AB52 closure  
**Attachments:** final conditions PUP00931.pdf

Dear Ms. Thomson,

The Pechanga Band of Luiseño Indians ("Tribe") thanks the County of Riverside for working with us to develop appropriate mitigation measures/ conditions of approvals to be implemented during development of the PUP 931 (Temecula Charter School). With this e-mail and the inclusion of the conditions included in your email below, we consider our AB 52 consultation complete. Please forward us a copy of the draft MND when it is available as well as the final MND when project receives it approval from appropriate hearing body. The Tribe would like the County to be aware that should additional measures or conditions be applied/ deleted/ modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going to Board of Supervisors.

The Pechanga Band thanks the County for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52. We look forward to continuing our good working relationship on future projects.

*Ebru T. Ozdil  
Planning Specialist  
Pechanga Band of Mission Indians  
P.O. Box 2183  
Temecula, CA 92593*



SCA 0007

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

Steve Weiss, AICP  
Planning Director

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT       TEMPORARY USE PERMIT
- REVISED PERMIT    Original Case No. \_\_\_\_\_

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

**APPLICATION INFORMATION**

Applicant Name: 34155 Winchester Rd, LLC

Contact Person: Lois Hastings                      E-Mail: lhastings@tvusd.k12.ca.us

Mailing Address: 35755 Abelia Street

|                 |           |              |  |
|-----------------|-----------|--------------|--|
|                 | Street    |              |  |
| <u>Temecula</u> | <u>CA</u> | <u>92596</u> |  |
| City            | State     | ZIP          |  |

Daytime Phone No: (951) 294-6775                      Fax No: (951) 294-6780

Engineer/Representative Name: PlaceWorks c/o 34155 Winchester Rd, LLC

Contact Person: Jorge Estrada, Senior Associate                      E-Mail: jestrada@placeworks.com

Mailing Address: 3 MacArthur Place, Suite 1100

|                  |           |              |  |
|------------------|-----------|--------------|--|
|                  | Street    |              |  |
| <u>Santa Ana</u> | <u>CA</u> | <u>92707</u> |  |
| City             | State     | ZIP          |  |

Daytime Phone No: (714) 966-9220                      Fax No: (714) 966-9221

Property Owner Name: William R. Liesman And Andrea T. Liesman, Liesman Family Trust May 14,2015

Contact Person: Bill Liesman                      E-Mail: asiabill@aol.com

Mailing Address: 31472 Corte Salinas

|                 |           |              |  |
|-----------------|-----------|--------------|--|
|                 | Street    |              |  |
| <u>Temecula</u> | <u>CA</u> | <u>92592</u> |  |
| City            | State     | ZIP          |  |

Daytime Phone No: (951) 333-3544                      Fax No: ( )

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"





**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

|   |  |
|---|--|
| <u>WILLIAM R. LIESMAN</u><br><small>PRINTED NAME OF PROPERTY OWNER(S)</small> | <u></u><br><small>SIGNATURE OF PROPERTY OWNER(S)</small> |
| <u>ANDREA T. LIESMAN</u><br><small>PRINTED NAME OF PROPERTY OWNER(S)</small>  | <u></u><br><small>SIGNATURE OF PROPERTY OWNER(S)</small> |

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 applicant 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 this application, the applicant 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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 476-010-013-0, 476-010-059-2

Approximate Gross Acreage: 14.597

General location (nearby or cross streets): North of Winchester Road, South of Keller Road, East of Pourroy Road, West of Winchester Road.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Detailed project description provided as an attachment.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Proposed educational institution in accordance with Section 18.29 (Public Use Permit)

Number of existing lots: 2

| EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/> |             |        |         |                                |                          |                  |
|---|-------------|--------|---------|--------------------------------|--------------------------|------------------|
| No.*  | Square Feet | Height | Stories | Use/Function                   | To be Removed            | Bldg. Permit No. |
| 1   | 1,257       |        | 1       | mobile home - to remain        | <input type="checkbox"/> | unknown          |
| 2   | 4,347       |        | 1       | single-family home - to remain | <input type="checkbox"/> | unknown          |
| 3   | 1,451       |        | 1       | detached garage - to remain    | <input type="checkbox"/> | unknown          |
| 4   |             |        |         |                                | <input type="checkbox"/> |                  |
| 5   |             |        |         |                                | <input type="checkbox"/> |                  |
| 6   |             |        |         |                                | <input type="checkbox"/> |                  |
| 7   |             |        |         |                                | <input type="checkbox"/> |                  |
| 8   |             |        |         |                                | <input type="checkbox"/> |                  |
| 9   |             |        |         |                                | <input type="checkbox"/> |                  |
| 10  |             |        |         |                                | <input type="checkbox"/> |                  |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/> |             |        |         |                         |
|---|-------------|--------|---------|-------------------------|
| No.*  | Square Feet | Height | Stories | Use/Function            |
| 1   | 8,350       | 28 ft  | 1       | administration building |
| 2   | 9,468       | 28 ft  | 1       | multi-purpose building  |
| 3   | 7,620       | 18 ft  | 1       | classroom building      |
| 4   | 9,420       | 18 ft  | 1       | classroom building      |
| 5   | 7,620       | 18 ft  | 1       | classroom building      |
| 6   | 2,520       | 18 ft  | 1       | classroom building      |
| 7   |             |        |         |                         |
| 8   |             |        |         |                         |
| 9   |             |        |         |                         |
| 10  |             |        |         |                         |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/> |             |                      |
|---|-------------|----------------------|
| No.*  | Square Feet | Use/Function         |
| 1   | 143,871     | turf field           |
| 2   | 57,266      | hardtop courts       |
| 3   | 61,913      | surface parking area |
| 4   | 61,296      | paved courtyard      |
| 5   |             |                      |

**APPLICATION FOR LAND USE AND DEVELOPMENT**

|    |  |  |
|----|--|--|
| 6  |  |  |
| 7  |  |  |
| 8  |  |  |
| 9  |  |  |
| 10 |  |  |

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

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Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (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 signed copy(ies): various reports/studies are enclosed

Is the project located within 1,000 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 Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to \_\_\_\_\_ to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- 
- 
-

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to \_\_\_\_\_ of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

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: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

\_\_\_\_\_ 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
2. 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. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) *Paul R. Shuman* Date 10/24/16

Owner/Authorized Agent (2) *Andrew T. Shuman* Date 10/24/16

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016



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



**Juan C. Perez**  
Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement 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 34155 Winchester Rd, LLC hereafter "Applicant" and Bill and Andrea Liesman "Property Owner".

Description of application/permit use:

Proposed educational institution in accordance with Section 18.29 (Public Use Permit) of the Riverside County  
Zoning Ordinance. Detailed project description provided as an attachment.

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): 476-010-013-0, 476-010-059-2

Property Location or Address:

34155 Winchester Road, Winchester, CA

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Bill and Andrea Liesman

Phone No.: (951) 333-3544

Firm Name: \_\_\_\_\_

Email: asiabill@aol.com

Address: 31472 Corte Salinas

Temecula, CA 92592

**3. APPLICANT INFORMATION:**

Applicant Name: 34155 Winchester Rd, LLC

Phone No.: (951) 294-6775

Firm Name: Temecula Valley Charter School

Email: lhastings@tvusd.k12.ca.us

Address (if different from property owner)

35755 Abelia Street

Temecula, CA 92596

**4. SIGNATURES:**

Signature of Applicant: *Lris Hastings*

Date: 10-24-2016

Print Name and Title: Executive Director of Temecula Valley Charter School

Signature of Property Owner: *William R. Liesman*

Date: 10/24/16

Print Name and Title: WILLIAM R. LIESMAN AND ANDREA T. LIESMAN

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_

Application Date: \_\_\_\_\_

Set #: \_\_\_\_\_

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and 34155 Winchester Rd, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 476-010-013 and 476-010-059 ("PROPERTY"); and,

**WHEREAS**, on October 6, 2016, PROPERTY OWNER filed an application for Public Use Permit No. 931 ("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:  
34155 Winchester Rd, LLC  
Attn: Lois Hastings  
35755 Abelia Street  
Temecula, CA 92596

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

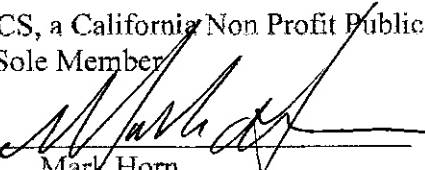
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Charissa Leach  
Assistant Director of TLMA – Community Development

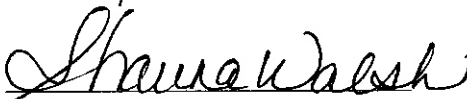
Dated: 7/27/17

**PROPERTY OWNER:**  
34155 Winchester Rd, LLC, a California Limited Liability Company

By: TVCS, a California Non Profit Public Benefit Corporation  
Its Sole Member

By:   
Mark Horn  
Chief Executive Officer

Dated: 6/14/17

By:   
Shauna Walsh  
Secretary

Dated: 6/14/17

FORM APPROVED COUNTY COUNSEL  
By:   
MICHELLE CLACK  
DATE 6/21/17

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 6/14/17 before me, Brandon Cox Notary Public  
(insert name and title of the officer)

personally appeared Mark Horn  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Signature] (Seal)

**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 10/14/17 before me, BRANDON COX Notary public  
(insert name and title of the officer)

personally appeared SHAWNA WALSH  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

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

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

**PUBLIC USE PERMIT NO. 931** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Lois Hastings – Representative: PlaceWorks – Third Supervisorial District – Southwest Area Plan – Rural: Rural Residential (R-RR) (5 acre min.) – Highway 79 Policy Area – Rancho California Zoning Area – Zoning: Rural Residential (R-R) – Location: Northwesterly of Highway 79, easterly of Pourroy Road, and southerly of Keller Road – **REQUEST:** Public Use Permit No. 931 proposes to construct and operate a charter school serving 600 students for kindergarten through 8<sup>th</sup> grade. Total building area is approximately 45,000 sq. ft. The existing residential structures on the property will remain.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.  
DATE OF HEARING: **AUGUST 2, 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: Larry Ross at (951) 955-9294 or email at [lross@rivco.org](mailto:lross@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 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: Larry Ross  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/3/2017

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PUP00931 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

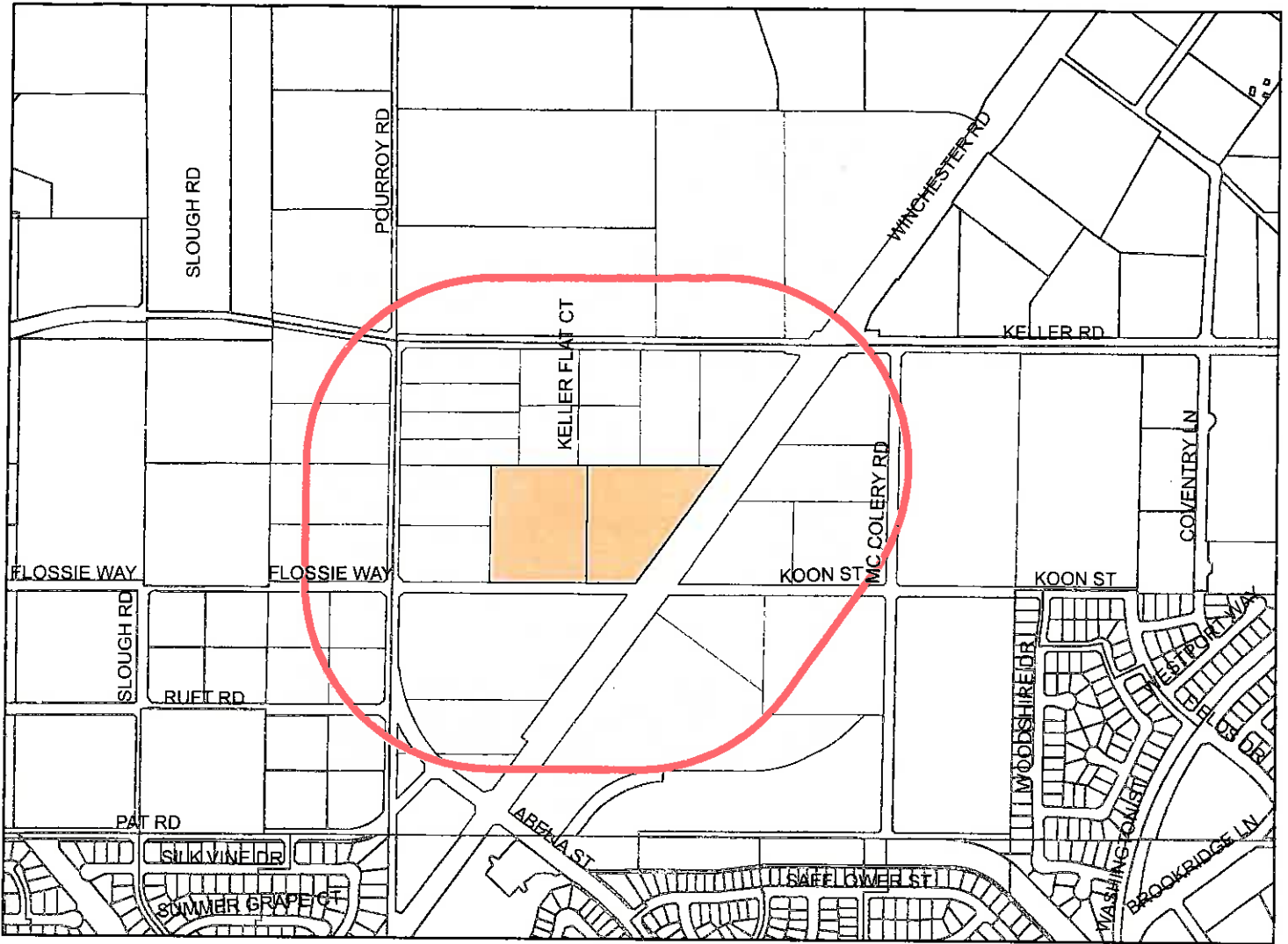
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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



**PUP00931 ( 1000 feet buffer )**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 476-010-013 | 476-010-059 | 476-010-012 | 476-010-007 | 476-010-005 | 476-010-011 | 476-010-056 | 476-010-027 | 480-030-038 | 476-010-003 |
| 476-010-004 | 476-010-002 | 480-030-031 | 480-030-029 | 476-010-008 | 480-030-039 | 476-010-060 | 476-010-024 | 480-030-037 | 476-010-017 |
| 476-010-054 | 476-010-055 | 476-010-063 | 476-010-072 | 480-030-032 | 476-010-001 | 480-030-040 | 480-030-043 | 476-010-009 | 480-030-030 |
| 476-010-050 | 476-010-057 | 476-010-058 | 472-110-008 | 472-110-009 | 472-110-034 | 472-090-025 | 476-010-006 |             |             |



825 412.5 0 825 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 472090025, APN: 472090025  
VICTORIA HOUGH, ETAL  
33975 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 476010007, APN: 476010007  
ANAHI ALVAREZ  
34118 KELLER FLAT CT  
WINCHESTER, CA. 92596

ASMT: 472110034, APN: 472110034  
DAVID HANNA, ETAL  
C/O HANNA CAPITAL MGMT  
43 POST  
IRVINE CA 92618

ASMT: 476010008, APN: 476010008  
KIRK GURLING, ETAL  
36781 PEBLEY CT  
WINCHESTER CA 92596

ASMT: 476010001, APN: 476010001  
KELLY EGAN, ETAL  
32025 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476010009, APN: 476010009  
JANA RUSH, ETAL  
32265 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476010002, APN: 476010002  
AMY MCKAIG, ETAL  
34044 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 476010011, APN: 476010011  
SHERRIE MARTINEAU, ETAL  
34250 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 476010004, APN: 476010004  
OFELIA ACOSTA, ETAL  
34120 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 476010012, APN: 476010012  
AESPERITA FLENOID  
34220 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 476010005, APN: 476010005  
DANA JAMES, ETAL  
38033 AUGUSTA DR  
MURRIETA CA 92563

ASMT: 476010024, APN: 476010024  
MUI LAM  
32333 KOON ST  
WINCHESTER CA 92596

ASMT: 476010006, APN: 476010006  
MORGAN PETROVSKI, ETAL  
32187 KELLER RD  
WINCHESTER, CA. 92596

ASMT: 476010027, APN: 476010027  
FRENCH VALLEY ACRES  
2900 ADAMS ST STE C25  
RIVERSIDE CA 92504



ASMT: 476010055, APN: 476010055  
PINNACLE WINCHESTER  
C/O BARRY LALL  
8369 VICKERS ST NO 101  
SAN DIEGO CA 92111

ASMT: 480030031, APN: 480030031  
JOHN GEALTA  
34185 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 476010058, APN: 476010058  
EVANTHIA RIGAS, ETAL  
30 POINT LOMA DR  
CORONA DEL MAR CA 92625

ASMT: 480030032, APN: 480030032  
MARY CARLSON, ETAL  
24246 LUNA BRILLA LN  
MURRIETA CA 92562

ASMT: 476010059, APN: 476010059  
34155 WINCHESTER RD  
35755 ABELLA ST  
WINCHESTER CA 92596

ASMT: 480030037, APN: 480030037  
DEISI CAMBEROS, ETAL  
31875 FLOSSIE WAY  
WINCHESTER, CA. 92596

ASMT: 476010060, APN: 476010060  
MANJUSHREE CHAKRABARTY, ETAL  
1003 E FLORIDA AVE NO 101  
HEMET CA 92543

ASMT: 480030038, APN: 480030038  
GARCIA EVELYN L TRUST  
C/O SUSAN L RODE CLIFTON  
7556 SULLIVAN PL  
BUENA PARK CA 90621

ASMT: 476010072, APN: 476010072  
RANCON SEVILLA 180  
41391 KALMIA ST STE 200  
MURRIETA CA 92562

ASMT: 480030039, APN: 480030039  
MICHAEL SHIR  
31870 RUFT RD  
WINCHESTER, CA. 92596

ASMT: 480030029, APN: 480030029  
SHERYL ERAMO, ETAL  
34125 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 480030040, APN: 480030040  
SAINT THOMAS HERMIT COPTIC ORTHO  
PO BOX 893313  
TEMECULA CA 92589

ASMT: 480030030, APN: 480030030  
MARIA GARCIA, ETAL  
C/O TRINIDAD GARCIA JR  
34155 POURROY RD  
WINCHESTER, CA. 92596

ASMT: 480030043, APN: 480030043  
ELAINE SMITH, ETAL  
209 E RAMONA  
SAN CLEMENTE CA 92672



Johnson, Smith and Foy  
P.O. Box 1029  
Temecula, CA 92593

Winchester Municipal Advisory Counsel  
Attn: Andy Domenigoni  
31851 Winchester Rd  
Winchester, CA 92596

City of Murrieta  
Attn: Planning Manager  
24601 Jefferson Ave  
Norco, CA 92860

Temecula Valley Unified School District  
31350 Rancho Vista Rd  
Temecula, CA 92592-6200

Valley Wide Rec and Park District  
901 W. Esplanade  
P.O Box 907  
San Jacinto, CA 92582

City of Temecula  
Attn: Luke Watson, Director of  
Community Planning  
41000 Main St.  
Temecula, CA 92590

Riverside Transit Agency  
Attn: Michael McCoy  
1825 Third St.  
P.O Box 59968  
Riverside, CA 92517-1968

Mail Stop# 1450  
Riv.Co. Sheriff's Dept.

Eastern Municipal Water District  
Warren A. Beck, PE  
PO Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Southern California Edison  
2244 Walnut Grove Ave., Room 312  
P.O Box 800  
Rosemead, CA 91770-0800

City of Menifee  
29714 Haun Rd  
Menifee, CA 92586

34155 Winchester Rd. LLC  
Lois Hastings  
35755 Abelia Street  
Temecula, CA 92596

34155 Winchester Rd. LLC  
Lois Hastings  
35755 Abelia Street  
Temecula, CA 92596

PlaceWorks  
Jorge Estrada, Senior Associate  
3 MacArther Place, Suite 1100  
Santa Ana, CA 92707

PlaceWorks  
Jorge Estrada, Senior Associate  
3 MacArther Place, Suite 1100  
Santa Ana, CA 92707

Liesman Family Trust  
Bill Liesman  
31472 Corte Salinas  
Temecula, CA 92592

Liesman Family Trust  
Bill Liesman  
31472 Corte Salinas  
Temecula, CA 92592



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
**Assistant TLMA Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

Public Use Permit No. 931 (EA42963)

*Project Title/Case Numbers*

Larry Ross

*County Contact Person*

(951) 955-9294

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

34155 Winchester Road, LLC

*Project Applicant*

35755 Abelia Street, Temecula CA 92596

*Address*

Northwest of Highway 79, east of Pourroy Road, and south of Keller Road

*Project Location*

To construct and operate a charter school serving 600 students for kindergarten through 8<sup>th</sup> grade. Total building area is approximately 45,000 square feet. An existing single family home and garage will remain onsite.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1708401

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: 34155 WINCHESTER RD LLC \$2,216.25  
paid by: CK 444788  
EA42963  
paid towards: CFG06334 CALIF FISH & GAME - NEG DECL  
at parcel: 34155 WINCHESTER RD WINC  
appl type: CFG1

By \_\_\_\_\_ Jun 22, 2017 11:26  
MGARDNER posting date Jun 22, 2017

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description | Amount     |
|--------------------|-------------|------------|
| 658353120100208100 | CF&G TRUST  | \$2,216.25 |

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1613021

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: 34155 WINCHESTER RD LLC \$50.00  
paid by: CK 5192  
EA42963  
paid towards: CFG06334 CALIF FISH & GAME - NEG DECL  
at parcel: 34155 WINCHESTER RD WINC  
appl type: CFG1

By \_\_\_\_\_ Oct 26, 2016 09:03  
MGARDNER posting date Oct 26, 2016

\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

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



**Agenda Item No.:**  
**Area Plan:** Lakeview/Nuevo  
**Zoning Area:** Nuevo  
**Supervisory District:** Fifth *KGS*  
**Project Planner:** Dave Alvarez  
**Planning Commission:** August 2, 2017

**CONDITIONAL USE PERMIT NO. 3699**  
**ENVIRONMENTAL ASSESSMENT NO. 42656**  
**Applicant:** Roberto Fajardo  
**Engineer/Representative:** Ian Latchford



Charissa Leach, P.E.  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**CONDITIONAL USE PERMIT NO. 3699** will permit retail and office uses, including a retail tire sales and installation facility, to operate within an existing retail building located in a commercial shopping center, along with a caretakers residence ("project"). Recapping will not be done at the tire sales and installation facility. The existing commercial shopping center is located at 29540 Nuevo Road on approximately 0.71 acres. The commercial shopping center consists of two buildings. Building 1 is a 1,482 square-foot building located at the front of the site and will be used as the caretakers residence for security. Building 2 is a 4,500 square-foot building located to the rear of the property, and will be used for the retail tire sales and installation facility. Other uses to occupy the remaining 3,375 square feet of Building 2 include retail sales businesses and office uses.

The project site is northerly of Nuevo Road, easterly of Ramona Avenue, southerly of Stadler Avenue, and westerly of Lakeview Avenue.

### **BACKGROUND:**

On June 13, 1967, a building permit (BZ150874) was issued for a food market (square footage is unknown according to County Records). An addition for 1,049 square feet was permitted to the food market on January 30, 1970.

On July 5, 1994, Riverside County Board of Supervisors approved Change of Zone No. 5696 with the adoption of Ordinance No. 348.3593 that designated the zone to Scenic Highway Commercial (C-P-S).

Code Enforcement issued citations (CV1401840 and CV1600776) for the unpermitted use of a tire sales and installation facility and for a substandard structure with fire damage. The applicant filed a Conditional Use Permit application on December 17, 2013.

The proposed project is an allowed use with approval of a Conditional Use Permit. The business will have a minimum of one employee and a maximum of three full-time employees with operating hours from 8:00 a.m. to 6:00 p.m. Monday through Saturday and closed on Sundays. The interior layout of the proposed tire shop will consist of a service counter, one (1) work bay area, and a three (3)-tier tire storage rack.

The exterior and portions of the interior of Building 2 were damaged in a recent fire. Although minor construction activities will take place to repair the damage from the recent fire to Building 2, it is not the intent of the applicant to expand or reduce the existing footprint of the 4,000 square feet. Rather, the

construction activities will be to repair the fire damage to Building 2 to the original layout and design of the structure prior to the damage from the fire. The Conditional Use Permit will entitle the proposed tire sales and installation facility and the commercial retail building for retail sales and office uses only.

**ISSUES OF POTENTIAL CONCERN:**

The project site received a citation (CV1401840 and CV1600776) for operating a retail automotive use without first obtaining the applicable entitlement permits. If approved, the existing commercial retail center and tire sales and installation facility will be permitted and the Code Violation Case will be resolved.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development: Commercial Retail (CD:CR)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail to the north, south, east, and west.   |
| 3. Existing Zoning (Ex. #2):                   | Scenic Highway Commercial (C-P-S)   |
| 4. Surrounding Zoning (Ex. #2):                | Scenic Highway Commercial (C-P-S) to the north, south, east, and west.  |
| 5. Existing Land Use (Ex. #1):                 | Shopping strip  |
| 6. Surrounding Land Use (Ex. #1):              | Commercial structures to the east and west, single family residential dwellings to the south, and vacant property to the north. |
| 7. Project Data:                               | Total Acreage: 0.71   |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42656**, 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,

**APPROVE** **CONDITIONAL USE PERMIT NO. 3699**, 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 are incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR)(0.25-0.35 FAR) on the Lakeview/Nuevo Area Plan.
2. The Commercial Retail (CD: CR) General Plan Land Use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. The project is consistent with the current General Plan Land Use designation of Commercial Retail (CD: CR) due to the Floor Area Ratio (FAR) of the proposed facility is 0.21. In addition, the existing commercial shopping center with the

existing tire sales and installation facility will fall within the intended use of the Commercial Retail Land Use designation being that these structures shall be utilized for commercial retail uses serving a neighborhood and community level of service.

3. The project site is surrounded by properties which are designated Community Development: Commercial Retail to the north, south, east, and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed project is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification with an approved Conditional Use Permit (CUP).
6. The proposed project, as designed and conditioned, complies with the development standards set forth in the Scenic Highway Commercial (C-P-S) zoning classification. More specifically:

The C-P-S zoning classification does not have a minimum area requirement, unless specifically required by zone classification for a particular area and there are no yard requirements for buildings which do not exceed 35 feet in height, except as required for a specific plan.

The project is consistent with the lot area requirement due to the C-P-S zoning classification not having a minimum lot area requirement. In addition, as outlined on the proposed elevation exhibits, the tallest structure is approximately 19 feet, from grade to the top of the structure.

The project is consistent with the development standards as outlined in Ordinance No. 348.

7. The project is consistent with the parking standards as outlined in Section 18.12 of Riverside County Ordinance no. 348 under the Automobile Repair and Service Shop classification which requires one (1) parking space for every 150 square feet of gross floor area and the General Retail classification which requires one (1) parking space per every 200 square feet of gross floor area. More specifically:

With regards to the retail tire sales and installation facility, approximately one (1) space is required per every 150 square feet of gross floor area. As outlined on the site plan, the existing tire sales and installation facility has a floor area of approximately 1,125 square feet. The tire sales and installation facility will require approximately eight (8) parking spaces.

The site plan illustrates a total of twenty-eight (28) parking spaces and two (2) designated handicapped parking spaces. Building 1 is occupied by the caretaker of the site and parks within the existing garage designated for Building 1. The only existing use that is established onsite within Building 2 is the retail tire sales and installation facility, which meets the required parking standards based on the proposed use, and daily traffic generated by the proposed use is minimal. Other allowable uses for this site will be limited to retail sales and office uses to comply with the parking standards as outlined in Section 18.12 of Ordinance No. 348.

8. The project site is surrounded by properties which are zoned General Commercial (C-P-S) to the north, south, east, and west.
9. Commercial structures and single family residential dwellings have been constructed and are operating in the project vicinity.

10. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Conservation Plan. The project is not required to dedicate a portion of the project site for conservation purposes.
11. AB 52 notices were mailed to all requesting Tribes on August 30, 2016. AB 52 provides for a 30-day period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from the Soboba Tribe within the 30-day period, requesting to initiate project consultation. At the time of the drafting this staff report, staff had not received a request for consultation from any tribal representatives and as such, AB 52 for this project has concluded.
12. The proposed project is not located within a City Sphere of Influence. As such, it is not required to conform to a County's Memorandum of Understanding (MOU).
13. This project is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone.
14. Fire protection and suppression services will be available for the proposed project through Riverside County Fire Department.
15. Environmental Assessment No. 42656 concluded that the proposed project will not have a significant effect on the environment.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-P-S) 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 conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A City Sphere of Influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;

- c. High Fire or State Responsibility Area;
  - d. A Fault Zone;
  - e. A Parks and Recreation District;
  - f. A ½ mile of an existing earthquake fault,
  - g. A Airport Influence Area;
3. The project site is located within:
- a. The Nuview Union and Perris Union High School;
  - b. An area with low potential for liquefaction;
  - c. The Stephens Kangaroo Rat Fee Area;
4. The subject site is currently designated as Assessor's Parcel Number 307-170-018.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03699**

**VICINITY/POLICY AREAS**

Supervisor: Ashley  
District 5

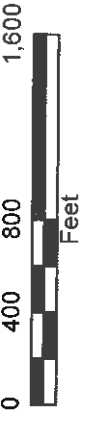
Date Drawn: 05/02/2016  
Vicinity Map



**2.4 DU/ACRE POLICY AREA**

Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. This plan identifies new land use designations for unincorporated Riverside County. For more information, please contact the Riverside County Planning Department office in Riverside at (951)950-3000 (Western Corridor) or at Plant Street at (951)950-4277 (Eastern Corridor) or Website: <http://www.riverside.ca.gov>

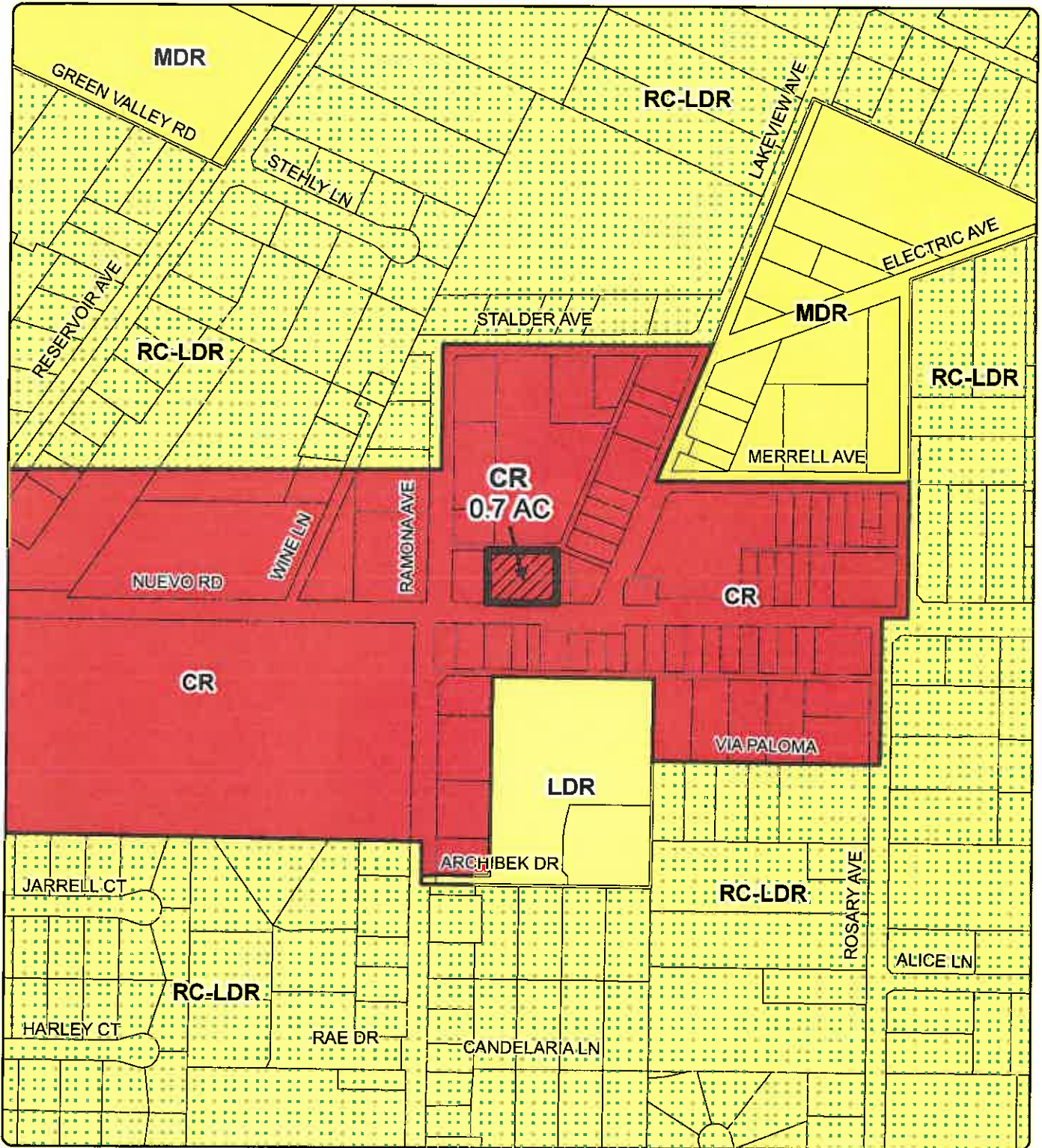
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03699

EXISTING GENERAL PLAN

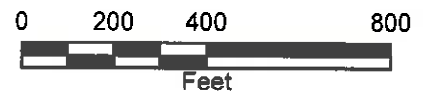
Supervisor: Ashley  
District 5

Date Drawn: 05/02/2016  
Exhibit 5



Zoning Area: Nuevo

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)963-6277 (Eastern County) or Website <http://planning.ctlwa.org>

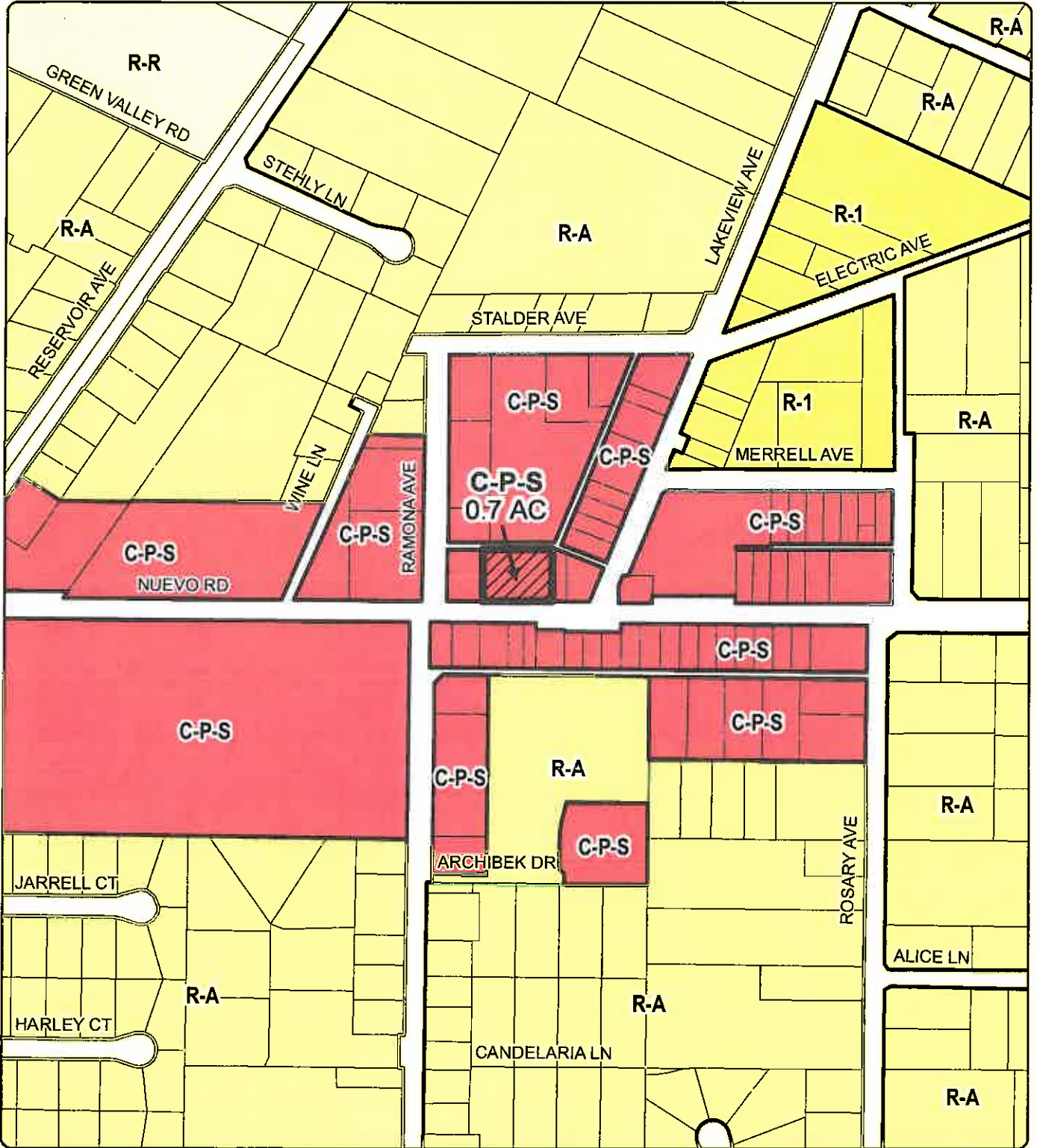
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03699

EXISTING ZONING

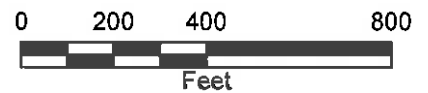
Supervisor: Ashley  
District 5

Date Drawn: 05/02/2016  
Exhibit 2



Zoning Area: Nuevo

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3300 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.rc-tina.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03699

LAND USE

Supervisor: Ashley  
District 5

Date Drawn: 05/02/2016  
Exhibit 1



Zoning Area: Nuevo

Author: Vinnie Nguyen



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

|     |           |      |
|-----|-----------|------|
| NO. | REVISIONS | DATE |
|     |           |      |
|     |           |      |
|     |           |      |

PROJECT: NEW TIRE STORE  
 DRAWN: G1  
 DATE: 11-10-07

**OWNER:** ROBERT FAJARDO  
 29540 NUEVO RD.  
 NUEVO CA. 92587

**LEGAL:** APN 307-170-018  
**ZONING:** CP-S  
**LAND USE:** COMMERCIAL RETAIL

**RECORDED BOOKPAGE:** MB 9/64  
**SUBDIVISION NAME:** NUEVO TOWNSITE  
**LOT/PARCEL 52 BLOCK:** NOT AVAILABLE  
**TRACT NUMBER:** NOT AVAILABLE  
**LOT SIZE:** 71 ACRES

**TOTAL PROPERTY AREA:** 28,600 SQ. FT.  
 (FOR LANDSCAPING CALCULATIONS)

**TOTAL BUILDING (S) AREA:** 5,932 SQ. FT.  
 (FOR PARKING SPACE CALCULATIONS)

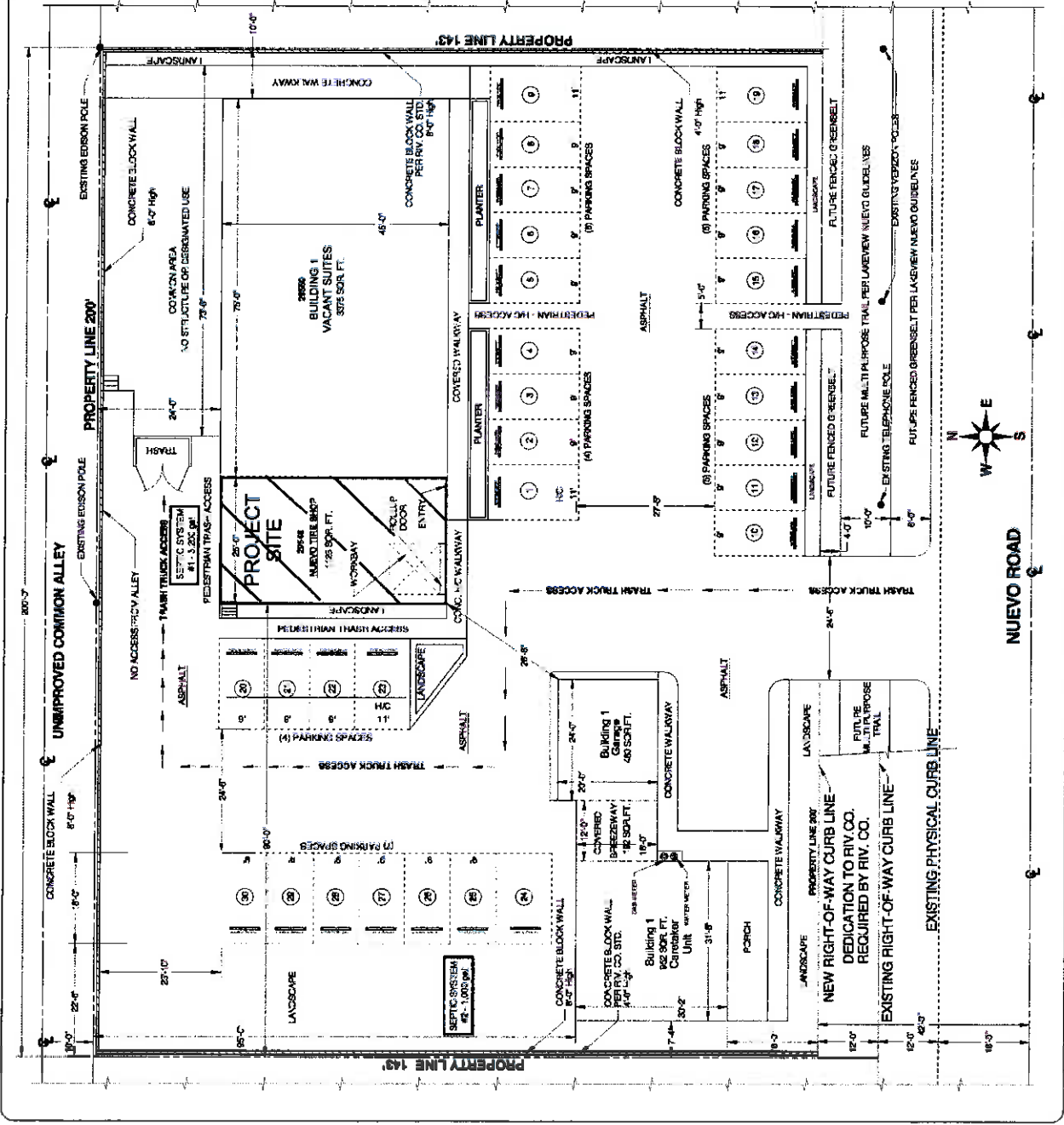
**UTILITIES:** WATER: NUEVO WATER CO.  
 ELEC: SO. CAL EDISON  
 GAS: SO. CAL GAS CO.  
 PHONE: VERIZON

Building 1 - Converter Unit

| LAND USE CALCULATIONS       |                   |                |             |
|-----------------------------|-------------------|----------------|-------------|
| STRUCTURES / BUILDINGS      | COVERABLE SQ. FT. | % TOTAL        |             |
| TIRE STORE                  | 48,000            | 168.53%        | 0.0%        |
| BUILDING 1 - CONVERTER UNIT | 5,932             | 20.74%         | 0.0%        |
| PARKING SPACES              | 1,428             | 5.0%           | 0.0%        |
| DRIVEWAY / PARKING          | 1,428             | 5.0%           | 0.0%        |
| LANDSCAPED AREA             | 1,428             | 5.0%           | 0.0%        |
| REMAINDER (V.S.O.)          | 1,428             | 5.0%           | 0.0%        |
| <b>TOTAL PROPERTY AREA</b>  | <b>149,216</b>    | <b>521.30%</b> | <b>0.0%</b> |

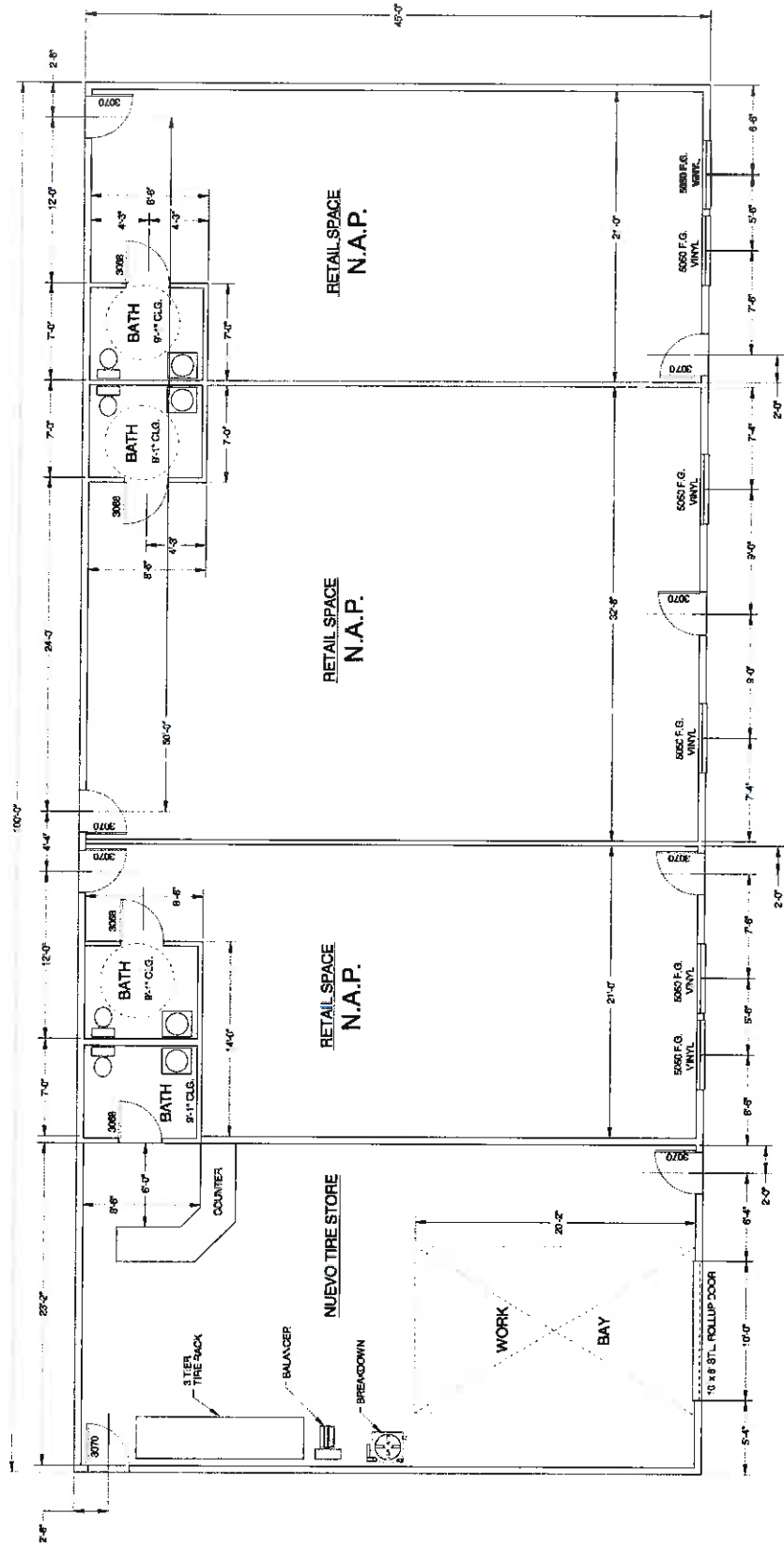
| PARKING SPACE CALCULATIONS |              |           |        |             |             |
|----------------------------|--------------|-----------|--------|-------------|-------------|
| STREET USE                 | SIZE SQ. FT. | USE       | FACTOR | REQ'D       | ACTUAL      |
| TIRE STORE                 | 1,428        | 100% P.L. | 7.50   | 7.5         | 7.5         |
| BUILDING 1                 | 5,932        | 100% P.L. | 7.50   | 7.5         | 7.5         |
| <b>TOTAL</b>               | <b>7,360</b> |           |        | <b>15.0</b> | <b>15.0</b> |

**H2O ACCESSIBLE**



| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |
|     |          |      |

PROJECT: NUEVO TIRES STORE  
 DATE: 6-10-18  
 DRAWN BY: S1  
 SCALE: 1/4" = 1'-0"



All these designs, drawings and specifications are prepared by the architect or engineer and are intended to be used as a guide only. No copying or reproduction of these drawings is permitted without the written consent of ISL - 2000.

A-10  
 DATE: 8-10-2016  
 PROJECT: NEW STORE  
 SHEET: 1 OF 10

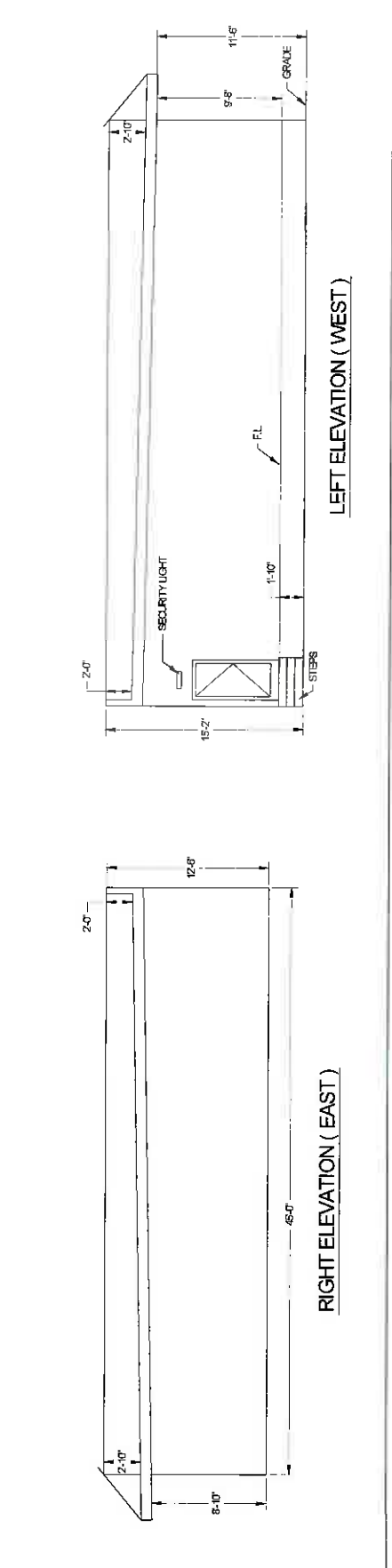
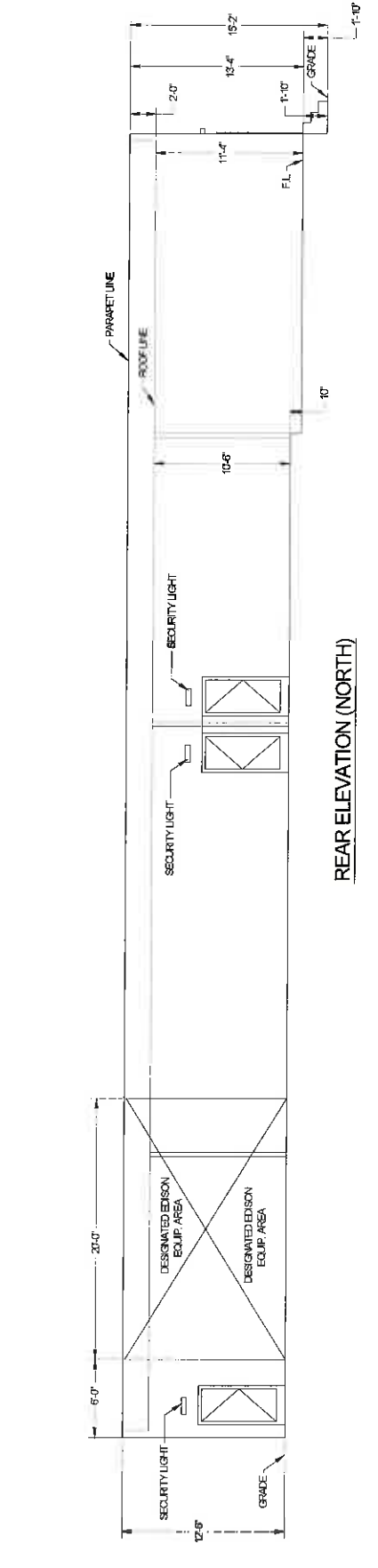
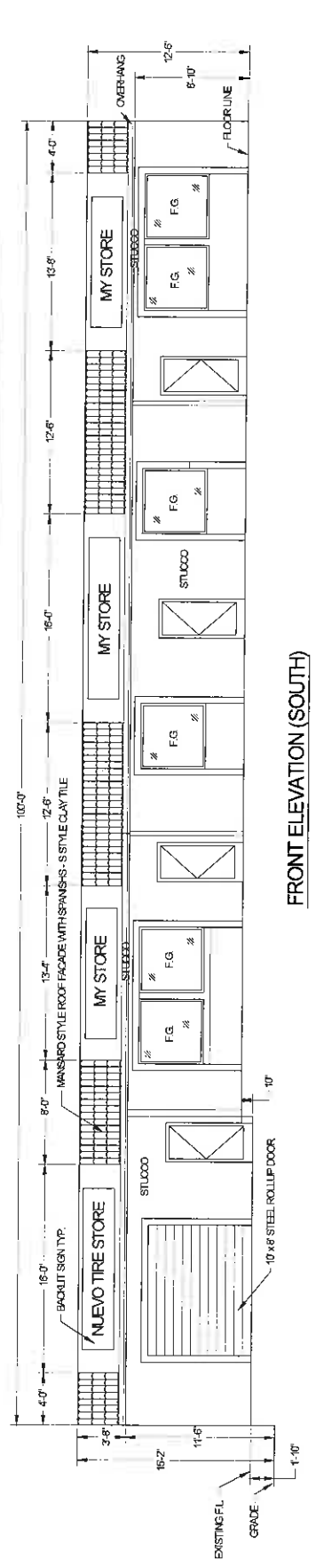
| NO. | REVISION | DATE |
|-----|----------|------|
|     |          |      |
|     |          |      |
|     |          |      |

951-442-1537  
 NUEVO TIRE STORE  
 23340 NUEVO ROAD  
 NUEVO, CA 92567

CUP 03669 ELEVATIONS

ISL - 2000  
 (951) 928-8400  
 PO Box 346, Nuevo, Ca. 92567

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**PLANT SCHEDULE**

| SYMBOL | BOTANICAL NAME  | HEIGHT  | WATER     |
|--------|---|---------|-----------|
|        | LARRESTROBIA S. WATCHEI<br>Grass 4-10' H              | 24" BOX | LOW       |
|        | GLEA EROPAGA BIANA VILL. 'M'<br>Grass 4-10' H         | 24" BOX | VERY LOW  |
|        | PISTACHIA CENSURIS<br>Grass 4-10' H                   | 24" BOX | LOW       |
|        | BOTTANICAL NAME                                       | SIZE    | RATE      |
|        | DIPLOPSIDIUM LAUCHENBURGIA VANK.<br>Flr & Leafless    | 5 GAL.  | 5 GAL. 64 |
|        | BOPANACA VIÑIGOSA FURETIANA<br>Flr & Leafless         | 5 GAL.  | 5 GAL. 85 |
|        | FICUS OVATA<br>Grassing Flr                           | 5 GAL.  | 5 GAL. 11 |
|        | LAVANDULA STEC-AS 'OTTO GRAS'<br>Sporadic 1' overhang | 5 GAL.  | 5 GAL. 11 |
|        | BOTTANICAL NAME                                       | SIZE    | RATE      |
|        | LAVANDULA STEC-AS 'OTTO GRAS'<br>Sporadic 1' overhang | 5 GAL.  | 5 GAL. 11 |
|        | BOTTANICAL NAME                                       | SIZE    | RATE      |
|        | LAVANDULA STEC-AS 'OTTO GRAS'<br>Sporadic 1' overhang | 5 GAL.  | 5 GAL. 11 |

| SYMBOL | BOTTANICAL NAME | SIZE     | RATE     |
|--------|-----------------|----------|----------|
|        | 1/4\"/>         | 1200 SF. | 1200 SF. |
|        | 2\"/>           | 2400 SF. | 2400 SF. |

| SYMBOL | BOTTANICAL NAME | SIZE     | RATE     |
|--------|-----------------|----------|----------|
|        | 2\"/>           | 1200 SF. | 1200 SF. |
|        | 2\"/>           | 2400 SF. | 2400 SF. |

**MATERIAL SCHEDULE**

| SYMBOL | DESCRIPTION | SIZE     | RATE     |
|--------|-------------|----------|----------|
|        | 1/2\"/>     | 1200 SF. | 1200 SF. |
|        | 1/2\"/>     | 2400 SF. | 2400 SF. |

| SYMBOL | DESCRIPTION | SIZE     | RATE     |
|--------|-------------|----------|----------|
|        | 1/2\"/>     | 1200 SF. | 1200 SF. |
|        | 1/2\"/>     | 2400 SF. | 2400 SF. |

| SYMBOL | DESCRIPTION | SIZE     | RATE     |
|--------|-------------|----------|----------|
|        | 1/2\"/>     | 1200 SF. | 1200 SF. |
|        | 1/2\"/>     | 2400 SF. | 2400 SF. |

| SYMBOL | DESCRIPTION | SIZE     | RATE     |
|--------|-------------|----------|----------|
|        | 1/2\"/>     | 1200 SF. | 1200 SF. |
|        | 1/2\"/>     | 2400 SF. | 2400 SF. |

| SYMBOL | DESCRIPTION | SIZE     | RATE     |
|--------|-------------|----------|----------|
|        | 1/2\"/>     | 1200 SF. | 1200 SF. |
|        | 1/2\"/>     | 2400 SF. | 2400 SF. |

| SYMBOL | DESCRIPTION | SIZE     | RATE     |
|--------|-------------|----------|----------|
|        | 1/2\"/>     | 1200 SF. | 1200 SF. |
|        | 1/2\"/>     | 2400 SF. | 2400 SF. |

| SYMBOL | DESCRIPTION | SIZE     | RATE     |
|--------|-------------|----------|----------|
|        | 1/2\"/>     | 1200 SF. | 1200 SF. |
|        | 1/2\"/>     | 2400 SF. | 2400 SF. |

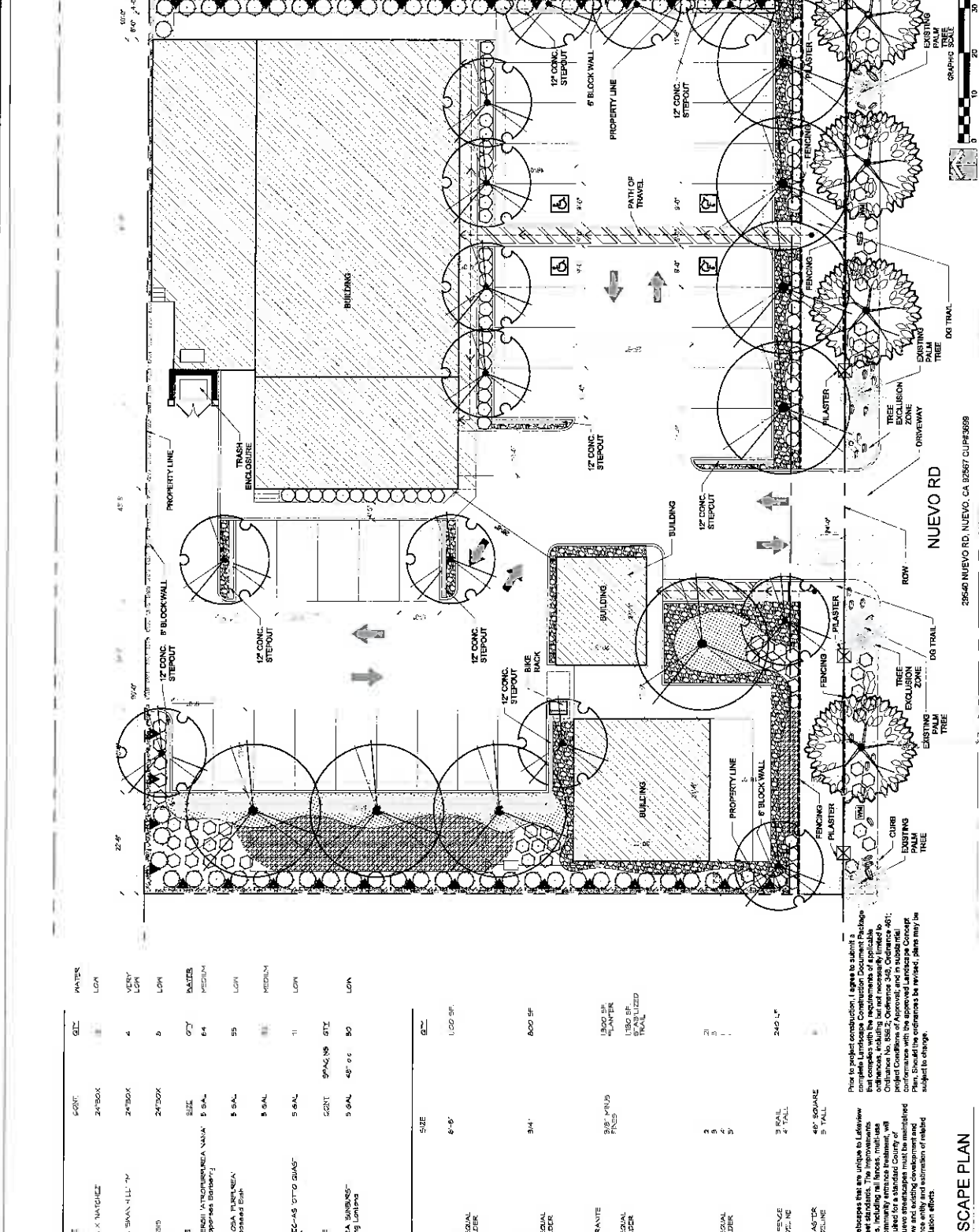
| SYMBOL | DESCRIPTION | SIZE     | RATE     |
|--------|-------------|----------|----------|
|        | 1/2\"/>     | 1200 SF. | 1200 SF. |
|        | 1/2\"/>     | 2400 SF. | 2400 SF. |

| SYMBOL | DESCRIPTION | SIZE     | RATE     |
|--------|-------------|----------|----------|
|        | 1/2\"/>     | 1200 SF. | 1200 SF. |
|        | 1/2\"/>     | 2400 SF. | 2400 SF. |

Prior to project construction, I agree to submit a complete Landscape Construction Document Package...

Maintenance Entity - This area will have steep slopes that are unique to Lafayette...

**CONCEPTUAL LANDSCAPE PLAN**



**REC MORENO**  
 1415 K STREET SUITE 120  
 OAKLAND, CA 94612  
 (415) 763-4254  
 FAX: (415) 763-1283

AGENCIAS APROBADAS  
 AGENCIAS APROBADAS  
 AGENCIAS APROBADAS  
 AGENCIAS APROBADAS

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 AGENCIAS APROBADAS  
 AGENCIAS APROBADAS

**PARKING LOT SHADE ANALYSIS**

**ORDINANCE 308, SECTION 02.15**

|                          |        |    |
|--------------------------|--------|----|
| SHADING 50% MIN. SHADING | 100 SF | 5% |
| SHADING 30% MIN. SHADING | 180 SF | 3% |
| SHADING 20% MIN. SHADING | 260 SF | 1% |
| SHADING 10% MIN. SHADING | 340 SF | 0% |

**SHADING REQUIREMENTS:**

- 100% - PARKING SPACES, 300M MIN. SHADING
- 75% - PARKING SPACES, 300M MIN. SHADING
- 50% - PARKING SPACES, 300M MIN. SHADING
- 25% - PARKING SPACES, 300M MIN. SHADING

**HYDROZONE SCHEDULE**

| SCHEDULE  | DESCRIPTION                       | GTZ           |
|-----------|-----------------------------------|---------------|
| (Pattern) | VERY LOW WATER USE LANDSCAPE AREA | 180 SF<br>3%  |
| (Pattern) | LOW WATER USE LANDSCAPE AREA      | 260 SF<br>1%  |
| (Pattern) | MEDIUM WATER USE LANDSCAPE AREA   | 340 SF<br>0%  |
| (Pattern) | HIGH WATER USE LANDSCAPE AREA     | 420 SF<br>45% |

**TOTAL LANDSCAPE AREA** 6100 SF

**Riverside County Ordinance 368 Landscape Water Use Calculations**  
 Project Type: Commercial  
 (Insert Project Name, Description)  
 ETP Information

Apply to use only when there is no other water use calculation available for the site. This calculation is not applicable to any specific public works project. Please use this calculation for all other water use calculations.

**1. Maximum Annual Water Allowance (MAWA)**

INPUT the total square footage of hydrozone = 6100 SF  
 INPUT the MAWA for the project = 23.33 cdf/yr  
 MAWA = 0.0007 cdf/yr

**2. Estimated Annual Water Use (EAWU)**

Hydrozone #1  
 INPUT Square Footage of Hydrozone = 130 SF  
 INPUT System Footprint Area of Hydrozone = 0.01  
 Hydrozone Irrigation Efficiency = 0.87  
 EAWU = 0.0007 cdf/yr

Hydrozone #2  
 INPUT Square Footage of Hydrozone = 2350 SF  
 INPUT System Footprint Area of Hydrozone = 0.06  
 Hydrozone Irrigation Efficiency = 0.89  
 EAWU = 0.0012 cdf/yr

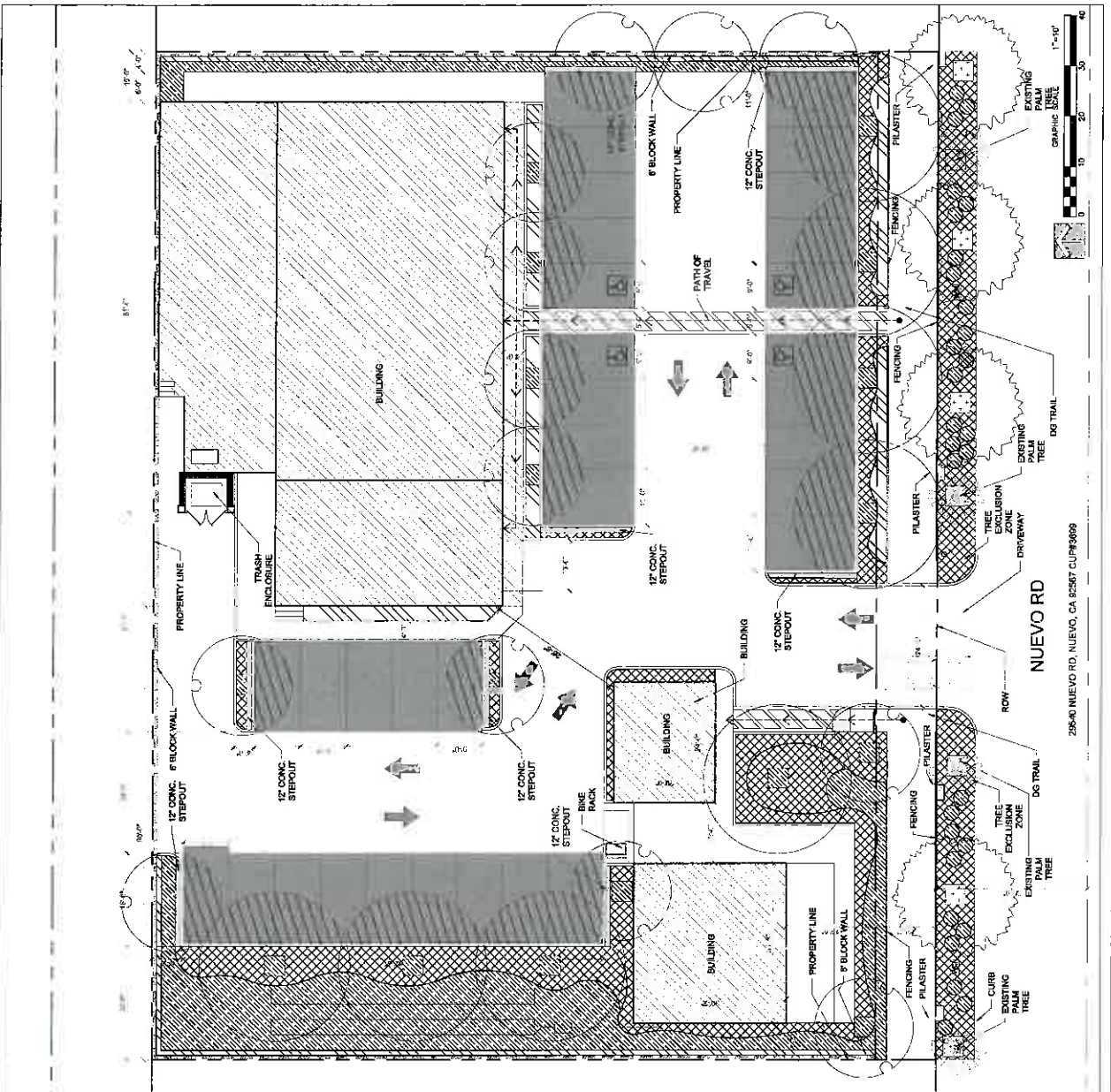
Hydrozone #3  
 INPUT Square Footage of Hydrozone = 2350 SF  
 INPUT System Footprint Area of Hydrozone = 0.06  
 Hydrozone Irrigation Efficiency = 0.89  
 EAWU = 0.0012 cdf/yr

Hydrozone #4  
 INPUT Square Footage of Hydrozone = 2350 SF  
 INPUT System Footprint Area of Hydrozone = 0.06  
 Hydrozone Irrigation Efficiency = 0.89  
 EAWU = 0.0012 cdf/yr

**3. SYSTEM EAWU = EAWU or N/A**  
 Input Irrigation System Application Factor = 0.05  
 MAWA - EAWU = 0.0007 cdf/yr  
 (This number must be positive)

**4. STORAGE OF WATER SAVED RELATIVE TO MAWA ALLOWED = 50%**

\* There are not required to be listed as a separate hydrozone if unnecessary to be listed with items of equal or higher water use, and that item is already included in calculations.



**HYDROZON PLAN & SHADE ANALYSIS**

Prior to project construction, Applicant is to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinance, including but not necessarily limited to Ordinance No. 368.2, Ordinance 368, Ordinance 368.1, Ordinance 368.3, Ordinance 368.4, Ordinance 368.5, Ordinance 368.6, Ordinance 368.7, Ordinance 368.8, Ordinance 368.9, Ordinance 368.10, Ordinance 368.11, Ordinance 368.12, Ordinance 368.13, Ordinance 368.14, Ordinance 368.15, Ordinance 368.16, Ordinance 368.17, Ordinance 368.18, Ordinance 368.19, Ordinance 368.20, Ordinance 368.21, Ordinance 368.22, Ordinance 368.23, Ordinance 368.24, Ordinance 368.25, Ordinance 368.26, Ordinance 368.27, Ordinance 368.28, Ordinance 368.29, Ordinance 368.30, Ordinance 368.31, Ordinance 368.32, Ordinance 368.33, Ordinance 368.34, Ordinance 368.35, Ordinance 368.36, Ordinance 368.37, Ordinance 368.38, Ordinance 368.39, Ordinance 368.40, Ordinance 368.41, Ordinance 368.42, Ordinance 368.43, Ordinance 368.44, Ordinance 368.45, Ordinance 368.46, Ordinance 368.47, Ordinance 368.48, Ordinance 368.49, Ordinance 368.50, Ordinance 368.51, Ordinance 368.52, Ordinance 368.53, Ordinance 368.54, Ordinance 368.55, Ordinance 368.56, Ordinance 368.57, Ordinance 368.58, Ordinance 368.59, Ordinance 368.60, Ordinance 368.61, Ordinance 368.62, Ordinance 368.63, Ordinance 368.64, Ordinance 368.65, Ordinance 368.66, Ordinance 368.67, Ordinance 368.68, Ordinance 368.69, Ordinance 368.70, Ordinance 368.71, Ordinance 368.72, Ordinance 368.73, Ordinance 368.74, Ordinance 368.75, Ordinance 368.76, Ordinance 368.77, Ordinance 368.78, Ordinance 368.79, Ordinance 368.80, Ordinance 368.81, Ordinance 368.82, Ordinance 368.83, Ordinance 368.84, Ordinance 368.85, Ordinance 368.86, Ordinance 368.87, Ordinance 368.88, Ordinance 368.89, Ordinance 368.90, Ordinance 368.91, Ordinance 368.92, Ordinance 368.93, Ordinance 368.94, Ordinance 368.95, Ordinance 368.96, Ordinance 368.97, Ordinance 368.98, Ordinance 368.99, Ordinance 368.100.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit (CUP) No. 3699

Based on the Environmental Assessment, it has been determined that the proposed project, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL ASSESSMENT REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

### COMPLETED/REVIEWED BY:

By: Dave Alvarez Title: Project Planner Date: 7/3/2017

Applicant/Project Sponsor: Roberto Fajardo Date Submitted: 7/15/2014

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: Dave Alvarez Date: 7/3/2017

The Negative Declaration may be examined, along with documents referenced in the environmental assessment, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

For additional information, please contact Dave Alvarez at 951-955-5719.

Please charge deposit fee case#: CUP03699

FOR COUNTY CLERK'S USE ONLY

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42656  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3699  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Dave Alvarez  
**Telephone Number:** 951-955-5419  
**Applicant's Name:** Roberto Fajardo  
**Applicant's Address:** 29540 Nuevo Road, Nuevo CA 92567

### I. PROJECT INFORMATION

**Project Description:** Conditional Use Permit No. 3699 proposes to entitle a retail tire sales and installation facility located and an existing shopping center along Nuevo Road on approximately 0.71 acres. The commercial shopping center consists of two buildings. Building 1 is a 1,482 square-foot building located at the front of the site and shall be used as the caretakers residence for security. Building 2 is a 4,500 square-foot building located to the rear of the property. The proposed project will occupy 1,125 square feet of Building 2 for a retail tire sales and installation facility. Other uses to occupy the remaining 3,375 square feet of Building 2 include retail sales businesses and office uses. Churches, restaurants, or large scaled businesses are not be allowed due to the size of the shopping center and limited parking.

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

**B. Total Project Area:** 0.71 Acres

|                               |                  |                                     |  |
|-------------------------------|------------------|-------------------------------------|--|
| <b>Residential Acres:</b> N/A | <b>Lots:</b> N/A | <b>Units:</b> N/A                   | <b>Projected No. of Residents:</b> N/A |
| <b>Commercial Acres:</b> 0.71 | <b>Lots:</b> 1   | <b>Sq. Ft. of Bldg. Area:</b> 1,125 | <b>Est. No. of Employees:</b> 1-3      |
| <b>Industrial Acres:</b> N/A  | <b>Lots:</b> N/A | <b>Sq. Ft. of Bldg. Area:</b> N/A   | <b>Est. No. of Employees:</b> N/A      |
| <b>Other:</b> N/A             |                  |                                     |  |

**C. Assessor's Parcel No(s):** 307-170-018

**Street References:** The project site is located within the Nuevo community, more specifically, the project is located northerly of Nuevo Road, easterly of Ramona Avenue, southerly of Stadler Avenue, and westerly of Lakeview Avenue.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
T4SR3W SEC 24

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located within an existing commercial shopping center that has recently been damaged by a fire. The shopping center was permitted on June 13, 1967 (BZ150874) and with exception to the existing unentitled tire facility; all the other buildings within the shopping center are currently vacant. The existing shopping center is surrounded by commercial retail uses to the east, west, and south, and vacant property to the north.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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



1. **Land Use:** The Commercial Retail (CD: CR) land use designation allows for the development of commercial retail uses at a neighborhood, community, and regional level. Overall, the proposed tire shop facility can be characterized as a commercial retail use at a neighborhood level as it serves the surrounding Nuevo community. The proposed project is consistent with the Community Development: Commercial Retail (CD: CR) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all other Healthy Community element policies.

**B. General Plan Area Plan(s):** Lakeview/Nuevo

**C. Foundation Component(s):** Community Development (CD)

**D. Land Use Designation(s):** Commercial Retail (CR)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Lakeview/Nuevo

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Commercial Retail (CR) to the north, south, east, and west of the project site.

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: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Scenic Highway Commercial (C-P-S) to the north, south, east, and west of the project site.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

|  |
|--|
| <b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>  |
| <input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.  |
| <input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared. |
| <input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.  |

|   |
|---|
| <b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>   |
| <input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. |
| <input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier   |

EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

\_\_\_\_\_  
Signature

Dave Alvarez

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
May 3, 2017

Date

\_\_\_\_\_  
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                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>AESTHETICS</b> Would the project  |                                |  |                              |                                     |
| <b>1. Scenic Resources</b>   |                                |  |                              |                                     |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) According to Figure C-9 "Scenic Highways" of the Circulation Element of the Riverside County General Plan and Figure 9 of the Lakeview/Nuevo Area Plan, the project site is not located within close vicinity to a County or State Eligible or State Designated Scenic Highway. The proposed project will occupy a 1,125 square-foot unit within an existing commercial building. The project will have no impact.

b) The topography of the project site and surrounding environment is relatively flat with elevations along the site ranging from 1,476 to 1,480 feet. The project site does not have any tree, rock outcroppings, or unique landmark features nor will the project obstruct any prominent scenic vista or view open to the public. Through the use of the Riverside County GIS database (Map my County), the surrounding environment consists of existing commercial and residential uses. Overall, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) According to Map my County (GIS Database), the project site is located approximately 34.71 miles from the Mt. Palomar Observatory. The project is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. In accordance with Riverside County Ordinance No. 655, the project design and development will be subject to specific methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Through the incorporation of project lighting requirements outlined in Riverside County Ordinance No. 655 and Condition of Approval 10.PLANNING.27, the impact will be reduced to a level of less than significant. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Expose residential property to unacceptable light levels?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project may result in a new source of light which would accompany the reconstruction and operation of the retail tire sales and installation facility; however the new source of light is not anticipated to be of significant levels due to the size of the facility. The proposed project would not create a significant new source of light or glare in the area and will not expose residential property to unacceptable lights levels. All tenants will be subject to comply with all lighting requirements. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 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")?                           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) According to Map my County, the project site has a farmland designation of "Urban-Built Up Land" and will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Overall, the project will have no impact.

b) The project site has a zoning classification of Scenic Highway Commercial (C-P-S) and is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) to the north, south, east, and west. The project site is not located within close vicinity to existing properties which are zoned for agriculture uses. In addition, the project site is not located within an existing agricultural preserve as the closest preserve, Perris Valley, is located 1.6 miles to the southwest of the project site and is not subject to an existing Williamson Act Contract. Overall, the project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract, or within an Agricultural Preserve. The project will have no impact.

c) As previously addressed, the project is not located within close vicinity to property that is zoned for agricultural uses and in result, the project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use as the project site is surrounded by existing commercial and residential land uses. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>5. Forest</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in con-   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

version of forest land to non-forest use?

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest to non-forest; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

|   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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

a-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. Overall, the project site will not generate a significant amount of particulate matter during the reconstruction and operation phase. The proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations.

Impacts are considered less than significant.

d) The SCAQMD defines a sensitive receptor as a person in the population who is particularly susceptible to health effects due to the exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and or odors that 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 industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

According to Map my County (GIS Database), the project site is located across the street to commercial and neighboring single family residential dwellings. Although the project site is located directly across the street from a sensitive receptor, the impact will be less than significant. More specifically, the project proposes to entitle a commercial retail tire and installation facility to an existing commercial facility. Building construction activities to comply with current Building and Safety Code requirements will be minimal. Improvements to the other units are not a part of this entitlement and shall be subject to County review and approval. The project will have a less than significant impact.

e) The existing commercial facility is not defined as a sensitive receptor by the SCAQMD and in result, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. The project will have no impact.

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

The project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust, Standards construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the construction phase of the project. The impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>BIOLOGICAL RESOURCES</b> Would the project  |                                |  |                                     |                                     |
| <b>7. Wildlife &amp; Vegetation</b>  |                                |  |                                     |                                     |
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                     | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) According to MAP MY COUNTY (GIS Database), the project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. The project was reviewed by the County Biologist and it was determined that the project is consistent with the MSHCP Plan. The review from EPD did not identify any inconsistencies and the impact is considered less than significant.

b-c) According to the Riverside County Conditions of Approval (COA) for Conditional Use Permit No. 3699, since the project site supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. However, if habitat must be cleared during nesting season, a pre-construction nesting bird survey shall be conducted no more than 30 days prior to any ground disturbance. Through the incorporation

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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of the Migratory Bird Treaty Act (MBTA) Condition of Approval (COA), as listed below, the impact will be less than significant.

**EPD 1:** Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted. (COA 10.EPD.1)

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

e-f) Based on the review from the County Biologist, it has been determined that the project site does not contain any riparian habitat or federally protected wetlands. In result, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified by the California Department of Fish and Game or U.S. Fish and Wildlife Service or has a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The project will have no impact.

g) Based on the review from the County Biologist, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the project site. The project is consistent with all applicable ordinances. There are no oak trees on the site and therefore no impacts will occur with regards to oak tree removal. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**CULTURAL RESOURCES** Would the project

| 8. Historic Resources   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an historic site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: On-site Inspection, Project Application Materials

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a-b) No historic sites or structures exist within or near to the project site. The project site is a developed shopping center with no proposed square footage proposed, therefore, project implementation will not alter or destroy any historic site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**9. Archaeological Resources**

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Restrict existing religious or sacred uses within the potential impact area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a-c) The project will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours).

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

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

The above is considered as a standard Condition of Approval (COA 10.PLANNING.33 and 10.PLANNING34), and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) The project site will not restrict any religious or sacred uses within the project site. No impacts will occur.

e) The project will not cause substantial adverse change in the significant of a tribal cultural resource as defined in Public Resources Code 21074. The cultural report indicates no cultural resources were discovered. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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

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

Findings of Fact:

a) 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:**

- 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/earth moving activities (project paleontologist).
- 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 Vertebrate Paleontology standards, are as follows:

- Description of the proposed site and planned grading operations.

|                                |  |                              |           |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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 samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps, and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting, and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist) as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP (70.PLANNING.3).

In addition, Prior to Grading Final, the applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum for incorporation into their Regional Locality Inventories (70.PLANNING.3).

The Conditions of Approval (COA: 60.PLANNING.14 and 70.PLANNING.3) are standard Riverside County Conditions of Approval (COA) and are not considered unique mitigation measures under the California Environmental Quality Act (CEQA). Overall, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Nonetheless, California Building Code (CBC) requirements pertaining to the existing and new buildings will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that the project will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>12. Liquefaction Potential Zone</b>                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to MAP MY COUNTY (GIS database), there is a low potential for the site to be affected by seismically induced liquefaction and in result, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault located 0.5 miles to the north. Due to the proximity of existing earthquake faults, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

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

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

Findings of Fact:

The project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**15. Ground Subsidence**

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

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

Findings of Fact:

a) The project site is located in an area of susceptibility for subsidence. Therefore, with project adherence to California Building Code (CBC) requirements, impacts with regard to ground subsidence will be reduced to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

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

Findings of Fact:

a) The project will not change topography as the project site is relatively flat. No impact will occur.



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a). The proposed project will not result in substantial soil erosion or the less of topsoil. The project will have no impact.
- b). The project site does not soil which is designated as expansive soil, as defined in Section 1802.32 of the California Building Code (2007), and the project will not create substantial risks to life or property. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

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

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

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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a) The project site is not located near the channel of a river, or stream, or the bed of a lake. The proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.

b) The project may result in an increase in water erosion either on or off site. The Riverside County Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are managed to less than significant levels upon final engineering. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

Findings of Fact:

The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. The project will occupy a unit within an existing developed shopping center. 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?

Source:

Findings of Fact:

a-b) The proposed project is to entitle and perform minor construction activities to bring an existing retail tire sales and installation into current Building and Safety Code compliance. The project is

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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located on an existing commercial building and overall, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment nor conflict with an applicable plan, policy or regulation adopted for the purpose or reducing the emissions of greenhouse gases. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials CUP03699

Findings of Fact:

a-b) The proposed project would seek to legalize an existing commercial shopping center that contains an existing retail tire sales and installation facility. All fluids and materials related to the automotive tire activities would continue to be handled by companies that specialize in their transport and disposal and/or recycling. Therefore, impacts related to the handling and disposal of hazardous materials would be less than significant.

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

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

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. The project would have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-d) As determined through the Riverside County GIS Database (Map My County) it has been determined that the project is not located within an existing Airport Master Plan nor within close vicinity to a public airport or private airstrip. In result, the project will not require review from the Airport Land Use Commission (ALUC) and will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Findings of Fact:

The project site is not located within an area that is susceptible to wildfires and in result, no impact 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.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

Findings of Fact:

a) According to the project specific Flood Hazard Report, although the existing structures on the south side of Nuevo Road (primarily residential development) may block and/or divert a large portion of the storm runoff naturally tributary to the site from the southeast, the site may still experience damage from debris laden flows during storm events. All structures, buildings, parking areas and other improvements are existing and no additional improvements are proposed. Line F of the District's Lakeview/Nuevo Master Drainage Plan (MDP) is a proposed storm drain located in Nuevo Avenue from Rosary Avenue to the San Jacinto River which would significantly reduce potential storm damage to this area but construction of this facility is not required for this conditional use permit application.

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

The project site is located in the Lakeview/Nuevo Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of impervious surface is insignificant and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

The District does not object to this request. The impact is considered less than significant.

b) Due to the amount of impervious surfaces within the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not substantially deplete groundwater supplies or interfere substantially with ground 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 drop to a level which would not support existing land uses or planned uses for which permits have been granted. The impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, the project proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. The impact is considered less than significant.

e-f) The project is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing or structures within a 100-year flood hazard area. The project will have no impact.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPS) such as water quality treatment basins or constructed treatment wetlands which through the operations of the facilities could result in a significant environmental affect. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) The existing facility is not intersected by a stream or river and in result, the project will not substantially alter the existing drainage pattern on the site or area, including 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 flood on- or off-site. The project will have no impact.

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

c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The project will have no impact.

d) The project will not cause changes in the amount of surface water in any water body. The project is not located within vicinity to a large water body and in result, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

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

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

Findings of Fact:

a) The project scope proposes to entitle a retail tire sales and installation facility and an existing shopping center along Nuevo Road on approximately 0.71 acres. The existing commercial shopping center consists of two buildings. Building 1 is a 1,482 square-foot building located at the front of the site and shall be used as the caretakers residence for security. Building 2 is a 4,500 square-foot building located to the rear of the property. The proposed project will occupy 1,125 square feet of Building 2 for a retail tire sales and installation facility. The project site is surrounded by vacant property to the north, existing commercial uses to the west, east, and a combination of residential and commercial to the south. Other allowable uses within the shopping center will be limited to retail sales and office uses. The project will have no impact.

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

b) The project is not located within a City Sphere of Influence and in result, the project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**28. Planning**

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

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

Findings of Fact:

a) According to the Riverside County GIS database (Map my County), the project site is currently zoned Scenic Highway Commercial (C-P-S), which allows for a retail tire sales and installation facility through approval of a Conditional Use Permit (CUP) application. As addressed in the project description, the project scope proposes to entitle a retail tire sales and installation facility located within an existing shopping center along Nuevo Road on approximately 0.71 acres. The existing commercial shopping center consists of two buildings. Building 1 is a 1,482 square-foot building located at the front of the site and shall be used as the caretakers residence for security. Building 2 is a 4,500 square-foot building located to the rear of the property. The proposed project will occupy 1,125 square feet of Building 2 for a retail tire sales and installation facility. Other allowable uses to occupy the remaining 3,375 square feet of Building 2 include retail sales businesses and office uses. Churches, restaurants, or large scaled businesses are allowed due to the size of the shopping center and limited parking to accommodate larger types of businesses. The C-P-S zoning classification allows for the establishment of a tire sales and service facility, not including recapping, through the approval of a Conditional Use Permit (CUP) application. At this time, the three (3) other commercial suite units are vacant and shall be subject to a Plot Plan review as required in Ordinance 348.

The project has been designed and conditioned to be consistent with the development standards of the Scenic Highway Commercial (C-P-S) zoning classification. More specifically, as outlined in Riverside County Ordinance No. 348, the C-P-S zoning classification:

**Lot Size Requirement:** There is no minimum lot area requirement, unless specifically required by a zone classification.



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

Due to the zoning classification not having a specific lot size requirement, the proposed project is within an existing shopping center and is consistent with this development standard for minimum lot size.

**Setback Requirement:** There are no yard requirements for buildings which do not exceed 35 feet in height.

As outlined on the proposed elevations for the commercial development, the maximum height of any structure is approximately twelve feet (12) and in result, the structure do not have a minimum setback requirement. Additionally, the building is an existing structure permitted by Building and Safety on June 13, 1967 (BZ150874).

The project will have a less than significant impact.

b) The project will not have a significant impact on surrounding zoning classifications within close proximity. As indicated on Map my County (GIS Database), the project site is surrounded by properties which have a zoning classification of Scenic Highway Commercial (C-P-S) to the north, south, east, and west of the project site. The impact will be less than significant.

c) The project site is surrounded by existing commercial uses to the east, west, and south, and primarily vacant property to the north. The project will be designed and conditioned to be consistent with existing commercial uses which are primarily one store in nature and incorporate such exterior colors as grey, white, and red. The impact will be less than significant.

d) The project site has a current General Plan Land Use designation of Commercial Retail (CD: CR)(0.20-0.35 FAR) which allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The proposed use, tire sales and service facility, will be consistent with the existing land use designation being that the business will offer a retail use which will benefit the surrounding community. The project will have a less than significant impact.

e) The project site is within an existing shopping center and is surrounded by existing commercial uses to the east, west, and south. The project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

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

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?                    | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

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

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

project area to excessive noise levels?

NA  A  B  C  D

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

Findings of Fact:

a-b) The project is not located within the radius of an airport land use plan nor within two miles of a public airport, due to the closest public airport, Perris Valley Airport, being located approximately 7.6 miles to the southwest of the project site. The project would not expose people residing or working in the project area to excessive noise levels. In addition, the project site is not located within close vicinity to a private airstrip. Overall, project will have no impact to the airport noise threshold criteria.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:

a) According to Riverside County General Plan Figure C-1 "Circulation Plan", the project site is not located within close vicinity to an existing railroad. The project will not be impacted by noise generated from a railroad.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located within close vicinity to an existing highway. The project will not be impacted by a neighboring highway.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|  | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| <b>33. Other Noise</b>   |                                |  |                              |                                     |
| NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

Source: Project Application Materials, GIS database

Findings of Fact:

a) No other noise sources have been identified near the project site that could contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| <b>34. Noise Effects on or by the Project</b>   |                                |  |                                     |                          |
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

a). The proposed use will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The impact will be less than significant.

b). During the construction phase of the project, ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c). The project will not cause 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). Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project; however, to minimize ambient noise levels during

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

construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

Findings of Fact:

a-b) The project site is currently developed with an existing commercial shopping center and is surrounded primarily by existing commercial uses to the west, south, and east, and vacant property to the north. Overall, the project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere nor create a demand for additional housing affordable to households earning 80% or less of the County's median income. Furthermore, the proposed project will not involve the construction of any new structures. The project will have no impact.

c) As addressed in threshold 35a and 35b, the project site is currently developed with an existing retail shopping center located on the site and is zoned for such a use. Overall the project will not displace a substantial number of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d-f) The project site is not located within a County Redevelopment Project Area, exceed official regional or local population projections, nor induce substantial population growth in an area or indirectly. The project will have no impact.

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.

**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:

|                          |                          |                          |                                     |                          |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>36. Fire Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. The Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not 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. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

|                             |                          |                          |                                     |                          |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>37. Sheriff Services</b> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will not incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

| 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.

**38. Schools**

Source: Nuview Union and Perris Union School District correspondence, GIS database

Findings of Fact:

The Nuview Union and Perris Unified High School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.19). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact:

Riverside County's development impact fee Ordinance No. 659.10 collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 90.PLANNING.28). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

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

| 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.

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a-c) The project proposes to entitle an existing commercial retail shopping center with . The project will not include recreation facilities or require the construction or expansion or creational facilities, include the use of neighborhood or regional parks, and within County Service Area (CSA) No. 146. The project site does not propose residential development and will not be subject to Quimby fees. The project will have no impact to recreational impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

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

Findings of Fact:

a) The proposed project has not incorporated any trails into the overall design of the project and in result, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| <b>TRANSPORTATION/TRAFFIC</b> Would the project   |                                |  |                                     |                                     |
| <b>43. Circulation</b>  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Alter waterborne, rail or air traffic?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Cause an effect upon, or a need for new or altered maintenance of roads?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Cause an effect upon circulation during the project's construction?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h) Result in inadequate emergency access or access to nearby uses?  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?   | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). The impact is less than significant.

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

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

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project will not conflict with adopted policies, plans, or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

a) The project does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

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

a) The Nuevo Water Company currently serves the project site with water service. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The impact is considered less than significant.

b) As previously addressed, the project site is served by the Nuevo Water Company. Prior to the issuance of a building permit, the applicant shall provide a water will from the Water District serving the retail tires sales and installation facility (80.ENV HEALTH.4). The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project proposes to utilize an Onsite Wastewater Treatment System. Prior to issuance of a building permit, the applicant shall provide an original copy of C-42 Certification (DEH-SAN-184) along with a detailed contoured plot plan wet signed by the C-42 Contractor showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual (COA 80.EHEALTH.3). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

|  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

|   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project comply with federal, state, and | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source:

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural Gas, and Communications systems. Utility service infrastructure is available to the project site and the project site and the project is not anticipated to create a need for new facilities.

d-f) The project will not have an incremental impact on these services.

g) The project will not require additional governmental services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**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 energy conservation plans. The project will have no significant impact.

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?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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.

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CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03699

Parcel: 307-170-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

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

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

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3699 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3699,  
Exhibit A= Site Plans, dated 6-1-16.

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Riverside County LMS  
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03699

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.)

RECOMMND

Exhibit B= Floor Plans, dated 6-1-16.

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.

10. EVERY. 5 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a 1,125 square-foot retail tire sales and installation facility within an existing 4,500 square-foot commercial building. The remaining 3,375 square feet are not a part of this approval and shall be subject to Riverside County review and approval. Future uses shall be limited to retail and/or offices.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN VARY INTRO

RECOMMND

Conditional Use Permit No. 3699 proposes to occupy a 1056 square foot vacant suite with a tire sales business within an existing 5390 square foot building on 0.7 gross acres. No grading is proposed as part of this development, therefore, the Grading Division does not object to this proposal.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - SUBMISSION REQ

INEFFECT

AT TIME OF SUBMISSION:

PERMIT ISSUANCE:

For existing interior demising wall, provide permit and proof of inspection, otherwise wall will be treated as Construction Without Permit (CWP) and subject to the conditions/requirements under CWP listed below.

Per section 105.1 (2013 California Building Code, CBC):  
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the



CONDITIONAL USE PERMIT Case #: CUP03699

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - SUBMISSION REQ (cont.)

INEFFECT

occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-

CONDITIONAL USE PERMIT Case #: CUP03699

Parcel: 307-170-018

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - SUBMISSION REQ (cont.) (cont.) INEFFECT

approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

Craig Lobnow  
Principal Building Inspector  
Riverside County Building & Safety  
(951) 955-8578

EPD DEPARTMENT

10.EPD. 1 - MBTA SURVEY RECOMMND

General

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FIRE DEPARTMENT

10.FIRE. 1 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or Tires. See 2013 CFC Chapter 32 and 34.

10.FIRE. 2 USE-#01A - FIRE PROTECTION ENG RECOMMND

A Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#01A - FIRE PROTECTION ENG (cont.) RECOMMND

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 30 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review. To address tire stacking and building

10.FIRE. 4 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 5 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2\_ hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 6 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 7 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 8 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted

CONDITIONAL USE PERMIT Case #: CUP03699

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10. GENERAL CONDITIONS

10.FIRE. 8 USE-#84-TANK PERMITS (cont.) RECOMMND

for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 9 USE-#89-RAPID ENTRY BOX RECOMMND

Rapid Entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 10 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 11 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. 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 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit (CUP) No. 3699 is a request to entitle an existing commercial center with a hardware store, a tire store and a pest control office on an approximately 0.7-acre site. The site is located in the Nuevo area on the north side of Nuevo Road between Ramona Avenue and Lakeview Avenue.

CONDITIONAL USE PERMIT Case #: CUP03699

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

The site is impacted by sheet flow type runoff from southeast. The existing residential structures on the south side of Nuevo Road may block and/or divert a large portion of the storm runoff naturally tributary to the site from the southeast; however the site may still experience damage from debris laden flows during large storm events. At the time of the original land-use application all structures, buildings, parking areas and other improvements were all existing and no additional improvements were proposed. A fire has occurred since that time and damaged the structures to be used for this land-use proposal. The intent of the applicant is to replace the structures as they were with this land-use application. The District recommends the finished floor of new buildings to be constructed a minimum of 18 inches above the highest adjacent ground in order to protect them from flooding. If proposed, mobile homes shall be placed on a permanent foundation. New construction should comply with all applicable ordinances. These floodproofing measures will protect the improvements from flooding; however, a storm of unusual magnitude may still cause some damage.

Line F of the District's Lakeview/Nuevo Master Drainage Plan (MDP) is a proposed storm drain located in Nuevo Avenue from Rosary Avenue to the San Jacinto River which would significantly reduce potential storm damage to this area but construction of this facility is not required for this conditional use permit application nor is there any funding to design/construct this facility in the near future.

The Standard Industrial Classification (SIC) code for the tire sales and service portion of this project may trigger the requirement for a water quality management plan (WQMP). This project is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of the preliminary and final Water Quality Management Plan (WQMP) including any hydrological or drainage studies, if they are required.

The project site is located in the Lakeview/Nuevo Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. However, the amount of impervious

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10. GENERAL CONDITIONS

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

surface proposed is insignificant and therefore the District shall not impose any fee at this time. Should additional development or use be proposed, the mitigation fee may be levied at that time.

10.FLOOD RI. 2                   USE ELEVATE FINISH FLOOR                   RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any premanufactured building shall be placed on a permanent foundation. New construction should comply with all applicable ordinances.

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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10. GENERAL CONDITIONS

10.PLANNING. 6 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this

Conditional use permit shall be limited to the hours of 8:00 a.m. to 6:00 p.m. Monday through Saturday and from 9:00 a.m. to 3:00 p.m. on Sunday in order to reduce conflict with adjacent 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

Signage for this project shall comply with the applicable provisions set forth in 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. 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. 17 USE- NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 18 USE- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from local, state, and federal agencies or equivalent agencies as provided by law. Should such licensing be denied, expire or lapse at any time in the

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE- MAINTAIN LICENSING (cont.) RECOMMND

future, this permit shall become null and void.

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), 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. 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.

10.PLANNING. 24 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.



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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 luminaires, 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 Ordinance No. 348.

10.PLANNING. 31 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

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](http://www.rctlma.org.buslic).

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no 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. 34 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

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

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

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

10.PLANNING. 35 USE- TEMPLATE RECOMMND

The existing shopping center consists of two (2) commercial buildings. Building one (1) is a 1,482 square-foot building located in the front of the property. This building shall be used as the caretakers unit. Building two (2) is a 4,500 square-foot commercial building located to the rear of the property. Due to parking constraints, Building two (2) shall be limited to a maximum of 2,250 square feet of retail and a minimum of 1,125 square feet of office space to conform with parking requirements set forth in Ordinance 348.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE- STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance No. 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT

RECOMMND

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

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by Ordinance No. 859;

3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE- LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3699 shall terminate on July 1, 2046. This permit shall thereafter be null and void and of no effect whatsoever.

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. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance

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20. PRIOR TO A CERTAIN DATE

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

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 Ordinance No. 348). A lock shall be placed on any 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-in-interest 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. 5 USE- COC REQUIRED (1) RECOMMND

rior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

60.PLANNING. 6 USE- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated January 21, 2014, summarized as follows:

In order to mitigate the potential solid waste impacts of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE- AGENCY CLEARANCE (cont.)

RECOMMND

CUP No. 3699 and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the Department recommends that the following conditions be made a part of any Conditions of Approval for CUP No. 3699.

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas. Provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler. Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading area plot plan, as approved and stamped by the Riverside County Waste Management Department.

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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 the approved development project which is anticipated to be .71 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. 10 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3699, 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.

60.PLANNING. 14 MAP- PALEONTOLOGICAL

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14

MAP- PALEONTOLOGICAL (cont.)

RECOMMND

appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

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

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

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

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

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

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

8.Procedures and protocol for collecting and processing of 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14                    MAP- PALEONTOLOGICAL (cont.) (cont.)                    RECOMMND

to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County  
(SABER)

TRANS DEPARTMENT

60.TRANS. 1                    USE - 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - SUBMIT GRADING PLAN (cont.)

RECOMMND

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

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

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - RWQCB CLEARANCE

INEFFECT

A clearance letter from the California Regional Water Quality Control Board.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 USE - SEPTIC PLANS INEFFECT

A set of three detailed plans drawn to scale (1" = 20') of the EXISTING OWTS FROM A C-42 CERTIFICATION of the subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing

80.E HEALTH. 4 USE - WATER WILL SERVE INEFFECT

A Nuevo Water Company water bill is required from the Water District serving this shopping center.

80.E HEALTH. 5 USE - FOOD PLANS REQD INEFFECT

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

\*If this condition cannot be met you will need to comply with the other Fire Hydrnat(s) requirements

80.FIRE. 3 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 3 USE-#4-WATER PLANS (cont.) RECOMMND

10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing ll all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 10 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 146 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - REC & PARK DIST MITIG. (cont.) RECOMMND

for land have been provided to the District.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Prior to building permit issuance, applicant/permittee shall provide evidence showing compliance with the payment of fees in accordance with California State law.

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 Conditional Use Permit No. 3699, 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.

TRANS DEPARTMENT

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

Sufficient public street right-of-way along Nuevo Road shall be conveyed for public use to provide for a 42 foot half-width right-of-way per Lakeview/Nuevo Design Guidelines, Street "C", page 38.

80.TRANS. 3 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 4 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project 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



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1           USE - BUSINESS REGISTRATION (cont.)           RECOMMND  
inspections.

E HEALTH DEPARTMENT

90.E HEALTH. 1           USE - HAZMAT BUS PLAN           INEFFECT  
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           INEFFECT  
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           INEFFECT  
Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1           USE-#12A-SPRINKLER SYSTEM           RECOMMND  
Install a complete fire sprinkler system per NFPA 13 2013 edition. Sprinkler system risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 3 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of eight (8) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning

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90. PRIOR TO BLDG FINAL INSPECTION

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

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In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 6 USE- LOADING SPACES RECOMMND

Prior to Building permit issuance, clearly delineate on site plan the loading/unloading area. Path of travel, walkways, and ADA accessibility shall not be obstructed.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 15 USE- TRASH ENCLOSURES RECOMMND

The existing trash enclosure is adequate to enclose a minimum of two (2) bin[s] shall be located as shown on the APPROVED EXHIBIT A. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 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

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90.PLANNING. 16 USE - EXISTING STRUCTURES (cont.) RECOMMND

conditions of this permit.

90.PLANNING. 17 USE- QUIMBY ACT FEE RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the County Service Area No. 146.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 19 USE- WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations are existing as shown in the site plan.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of 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 Ordinance No. 810 and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3699 is calculated to be 0.70 net acres. In the event 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 Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3699 has been calculated to be 0.71 net acres.

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE - LAKEVIEW/NUEVO FUNDING RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

90.TRANS. 3 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb/AC dike, keep one 24' wide existing driveway and construct 6" AC dike or in kind to close all other existing driveways along Nuevo Road (project boundary) within the dedicated right-of-way in accordance with County Standards, Ordinance 461.

Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: [www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html). If you have questions, please call the Plan Check Section at (951) 955-6527.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Nuevo Road shall be conveyed for public use to provide for a 42 foot half-width right-of-way per Lakeview/Nuevo Design Guidelines, Street "C", page 38.

90.TRANS. 5 USE - LC LNDS CP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 6 USE - LNDS CP E INSPCTN RQRMNTS

RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

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90.TRANS. 7

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

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



LAND DEVELOPMENT COMMITTEE (LDC)  
2<sup>ND</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: May 20, 2015

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section

**CONDITIONAL USE PERMIT NO. 3699** – EA42656 – Applicant: Manual Astorga – Engineer/Representative: David Lewis – Fifth Supervisory District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Nuevo Road, East of Ramona Avenue, South of Stadler Avenue, and west of Lakeview Avenue – 0.71 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S)- **REQUEST:** A Conditional Use Permit for 1,080 square foot tire sales and service facility. The proposed layout of the facility will include a service counter, administration office, men’s and women’s restroom, tire storage area, and tire installation area– APNs: 307-170-018.

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This project has been placed on the **Comment portion of the LDC Agenda scheduled on June 4, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact **Peter Lange**, Project Planner, (951) 955-1417 or e-mail at [plange@rctlma.org](mailto:plange@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 30, 2016

Cabazon Band of Mission Indians  
Jacquelyn Barnum  
84-245 Indio Springs Parkway  
Indio, CA 92203

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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 September 29, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3699 Amd. No. 2– EA42656– Applicant: Manual Astorga – Engineer/Representative: David Lewis – Fifth Supervisory District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Nuevo Road, East of Ramona Avenue, South of Stadler Avenue, and west of Lakeview Avenue – 0.71 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S)-**

**REQUEST:** A Conditional Use Permit for 1,080 square foot tire sales and service facility. The proposed layout of the facility will include a service counter, administration office, men's and women's restroom, tire storage area, and tire installation area– APNs: 307-170-018.

**BBID: 623-429-673 UPROJ: CUP03699**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange, [PLange@rctlma.org](mailto:PLange@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 30, 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 (CUP03699, EA42656)**

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 September 29, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3699 Amd. No. 2– EA42656– Applicant: Manual Astorga – Engineer/Representative: David Lewis – Fifth Supervisory District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Nuevo Road, East of Ramona Avenue, South of Stadler Avenue, and west of Lakeview Avenue – 0.71 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S)-**

**REQUEST:** A Conditional Use Permit for 1,080 square foot tire sales and service facility. The proposed layout of the facility will include a service counter, administration office, men's and women's restroom, tire storage area, and tire installation area– APNs: 307-170-018.

**BBID: 623-429-673 UPROJ: CUP03699**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange, [PLange@rctlma.org](mailto:PLange@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

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

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



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 30, 2016

Michael Miralez, Cultural resource Coordinator  
Torres Martinez Desert Cahuilla Indians  
P.O. Box 1160 Thermal, CA 92274

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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 September 29, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3699 Amd. No. 2– EA42656– Applicant: Manuel Astorga – Engineer/Representative: David Lewis – Fifth Supervisory District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Nuevo Road, East of Ramona Avenue, South of Stadler Avenue, and west of Lakeview Avenue – 0.71 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S)-**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange, [PLange@rctlma.org](mailto:PLange@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 30, 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 (CUP03699, EA42656)**

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 September 29, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3699 Amd. No. 2- EA42656- Applicant: Manual Astorga - Engineer/Representative: David Lewis - Fifth Supervisory District - Nuevo Zoning Area - Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) - Location: North of Nuevo Road, East of Ramona Avenue, South of Stadler Avenue, and west of Lakeview Avenue - 0.71 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S)-**

**REQUEST: A Conditional Use Permit for 1,080 square foot tire sales and service facility. The proposed layout of the facility will include a service counter, administration office, men's and women's restroom, tire storage area, and tire installation area- APNs: 307-170-018.**

**BBID: 623-429-673 UPROJ: CUP03699**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange, [PLange@rctlma.org](mailto:PLange@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 30, 2016

San Manuel Band of Mission Indians  
Daniel F. McCarthy MS, RPA, Director-CRM Department  
26569 Community Center Drive  
Highland, CA 92346

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange, [PLange@rctlma.org](mailto:PLange@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

August 30, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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 September 29, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3699 Amd. No. 2– EA42656– Applicant: Manual Astorga – Engineer/Representative: David Lewis – Fifth Supervisory District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Nuevo Road, East of Ramona Avenue, South of Stadler Avenue, and west of Lakeview Avenue – 0.71 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S)-**

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**BBID: 623-429-673 UPROJ: CUP03699**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange, [PLange@rctlma.org](mailto:PLange@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 30, 2016

Quechan Indian Nation  
Arlene Kingery, THPO  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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 September 29, 2016 to [htthomson@rctlma.org](mailto:htthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3699 Amd. No. 2– EA42656– Applicant: Manual Astorga – Engineer/Representative: David Lewis – Fifth Supervisory District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Nuevo Road, East of Ramona Avenue, South of Stadler Avenue, and west of Lakeview Avenue – 0.71 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S)-**

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**BBID: 623-429-673 UPROJ: CUP03699**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange, [PLange@rctlma.org](mailto:PLange@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial





# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 30, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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**CONDITIONAL USE PERMIT NO. 3699 Amd. No. 2– EA42656– Applicant: Manual Astorga – Engineer/Representative: David Lewis – Fifth Supervisory District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) – Location: North of Nuevo Road, East of Ramona Avenue, South of Stadler Avenue, and west of Lakeview Avenue – 0.71 Gross Acres - Zoning: Scenic Highway Commercial (C-P-5)-**

**REQUEST:** A Conditional Use Permit for 1,080 square foot tire sales and service facility. The proposed layout of the facility will include a service counter, administration office, men's and women's restroom, tire storage area, and tire installation area– APNs: 307-170-018.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange, [PLange@rctlma.org](mailto:PLange@rctlma.org)

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Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 30, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 30, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Peter Lange, [PLange@rctlma.org](mailto:PLange@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

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

Desert Office · 7758 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

August 30, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP*  
**Planning Director**

August 30, 2016

Cabazon Band of Mission Indians  
Jacquelyn Barnum  
84-245 Indio Springs Parkway  
Indio, CA 92203

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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PLANNING DEPARTMENT

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Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

August 30, 2016

Agua Caliente Band of Cahuilla Indians  
Pattie Garcia-Plotkin, THPO  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03699, EA42656)**

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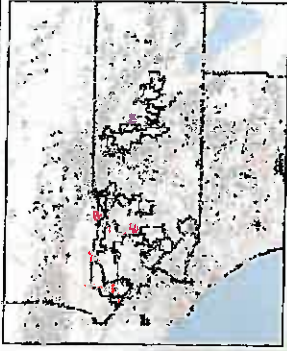
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Attachment: Project Vicinity Map  
Project Aerial

# CUP3699

## Vicinity Map



- Legend**
- Display Parcels
  - City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography/lines
  - waterbodies
  - Lakes
  - Rivers

**Notes**

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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1,533 Feet



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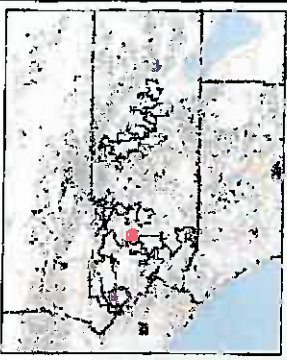
© Riverside County RCIT GIS

CUP03699



**Legend**

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers
- World Street Map



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REPORT PRINTED ON... 8/25/2016 3:35:11 PM

© Riverside County RCIT GIS



## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Roberto Fajardo and Isela Fajardo (“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 307-170-018 (“PROPERTY”); and,

**WHEREAS**, on December 17, 2013, PROPERTY OWNER filed an application for Conditional Use Permit No. 3699 (“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:  
Roberto & Isela Fajardo  
29540 Nuevo Road  
Nuevo, CA 92567

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

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

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

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

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

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

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

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

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

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

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

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

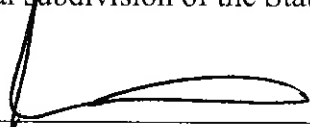
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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

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

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

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

By:   
Steven Weiss  
Riverside County Planning Director

Juan C. Perez  
Director of TURA

Dated: \_\_\_\_\_

**PROPERTY OWNER:**  
Roberto Fajardo and Isela Fajardo

By:   
Roberto Fajardo

Dated: 2-9-17

By:   
Isela Fajardo

Dated: 2-9-17

FORM APPROVED COUNTY COUNSEL  
BY:   
MICHELLE CLACK  
DATE: 2/10/17

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 }

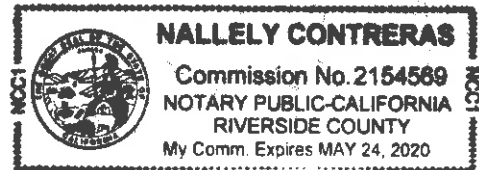
County of Riverside }

On 9 February 2017 before me, Nallely Contreras, Notary Public  
(Here insert name and title of the officer)

personally appeared Roberto Fajardo Santana, Isela Meraza Prudante, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



[Signature]  
Notary Public Signature

(Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Indemnification Agreement  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 5 Document Date 2/9/17

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer  
 \_\_\_\_\_  
(Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/23/2017.

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

APN (s) or case numbers CUPO3699 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

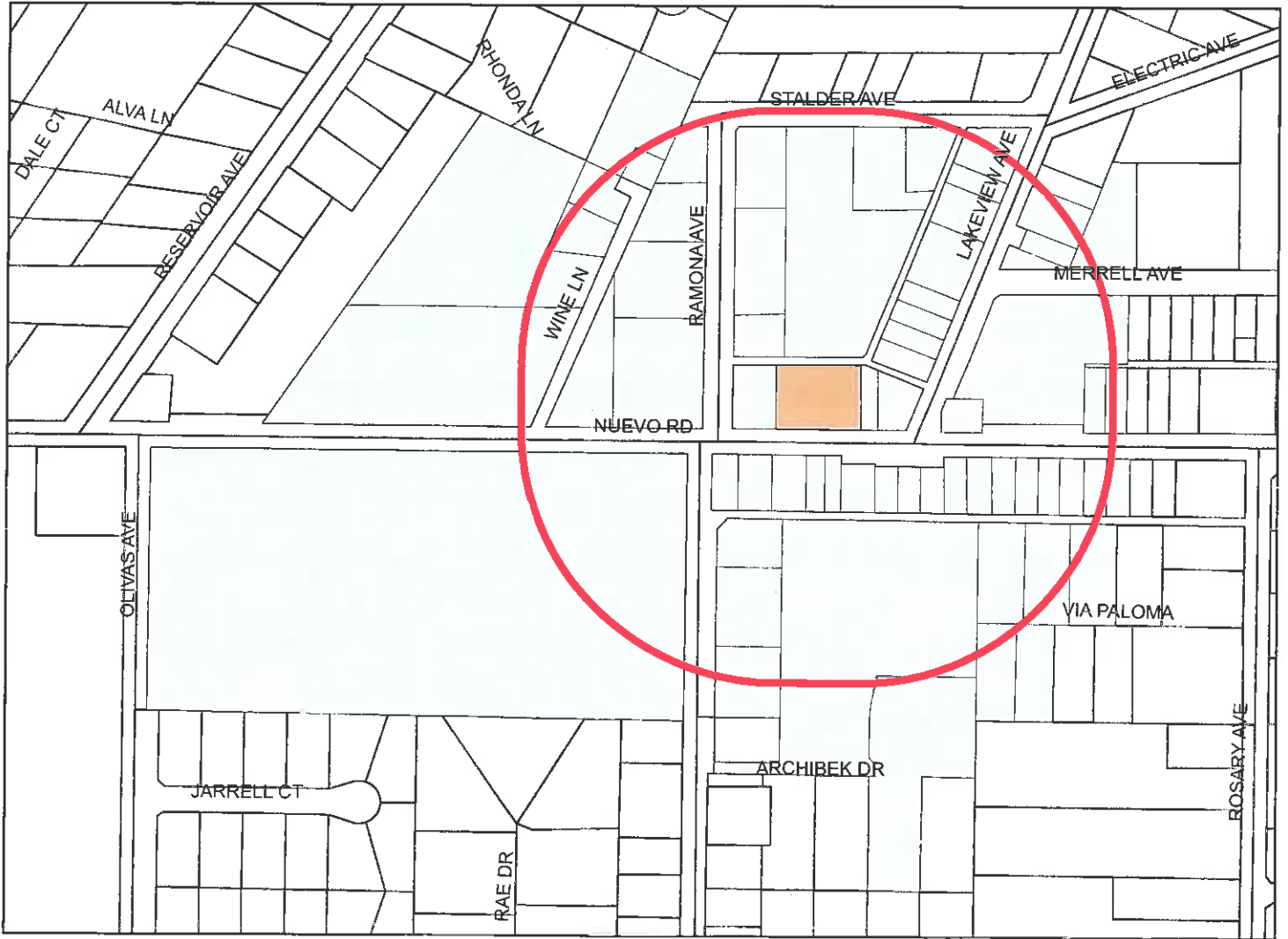
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**CUP03699 ( 600 feet buffer )**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 309-090-060 | 307-161-014 | 307-170-010 | 307-180-012 | 307-180-039 | 309-090-062 | 307-170-015 | 309-090-009 | 309-090-039 | 309-090-040 |
| 309-090-041 | 309-090-055 | 309-090-056 | 309-090-068 | 309-090-048 | 307-162-017 | 307-170-002 | 307-161-018 | 307-180-019 | 309-090-001 |
| 309-090-002 | 309-090-003 | 309-090-010 | 307-170-023 | 307-170-003 | 307-170-020 | 307-170-021 | 307-170-022 | 307-180-038 | 309-090-012 |
| 309-090-053 | 307-170-017 | 309-090-008 | 307-170-009 | 309-090-011 | 309-090-013 | 307-180-056 | 307-180-078 | 307-180-037 | 309-090-049 |
| 307-180-080 | 307-170-024 | 309-080-001 | 307-162-040 | 307-162-023 | 307-180-040 | 307-170-001 | 307-180-016 | 307-180-020 | 307-170-019 |
| 309-090-058 | 309-090-059 | 307-170-018 | 309-090-066 | 307-161-013 | 307-161-012 | 309-100-031 | 309-090-014 | 307-162-016 | 307-170-006 |
| 307-170-007 | 307-170-025 | 307-170-026 | 309-090-034 | 309-090-050 | 307-180-081 | 307-161-015 |             |             |             |



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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

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

**CONDITIONAL USE PERMIT NO. 3699** – Intent to Adopt a Negative Declaration – Applicant: Manual Astorga – Engineer/Representative: David Lewis – Fifth Supervisory District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Nuevo Road, easterly of Ramona Avenue, southerly of Stadler Avenue, and westerly of Lakeview Avenue – 0.71 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S)- **REQUEST:** A Conditional Use Permit for 1,125 square-foot retail tire sales and installation facility within an existing 4,500 square-foot commercial building. The proposed layout of the facility will include a service counter, administration office, restroom, tire storage area, and tire installation area.

|                   |   |
|-------------------|---|
| TIME OF HEARING:  | 9:00 am or as soon as possible thereafter   |
| DATE OF HEARING:  | <b>AUGUST 2, 2017</b>   |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER<br>BOARD CHAMBERS, 1ST FLOOR<br>4080 LEMON STREET, RIVERSIDE, CA 92501 |

For further information regarding this project please contact Project Planner David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

ASMT: 307161012, APN: 307161012  
VERONICA BENITEZ, ETAL  
28127 LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 307162040, APN: 307162040  
AMER ABUGHERIR, ETAL  
29616 NUEVO RD  
NUEVO, CA. 92567

ASMT: 307161013, APN: 307161013  
ROSA ESPARZA  
28135 LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 307170001, APN: 307170001  
MARTHA ESTRELLA, ETAL  
28200 LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 307161014, APN: 307161014  
ELIA ZUNIGA, ETAL  
28151 LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 307170002, APN: 307170002  
RANDEE WALKER, ETAL  
PO BOX 63  
NUEVO CA 92567

ASMT: 307161015, APN: 307161015  
VICTOR VERHAGEN  
21389 OLIVE ST  
LAKE ELSINORE CA 92530

ASMT: 307170003, APN: 307170003  
GILBERTO VARGAS  
28138 LAKEVIEW AVE  
NUEVO, CA. 92567

ASMT: 307161018, APN: 307161018  
MARLENE LEON, ETAL  
29676 MERRELL AVE  
NUEVO, CA. 92567

ASMT: 307170006, APN: 307170006  
REBECCA VIRAMONTES, ETAL  
21875 GARDEN DR  
NUEVO CA 92567

ASMT: 307162016, APN: 307162016  
SEBASTIAN FRANCO  
2732 WAITE AVE  
RIVERSIDE CA 92503

ASMT: 307170009, APN: 307170009  
JOSE BENITEZ  
29580 NUEVO RD  
NUEVO, CA. 92567

ASMT: 307162017, APN: 307162017  
DELL ROBERTSON  
29660 NUEVO RD  
NUEVO, CA. 92567

ASMT: 307170010, APN: 307170010  
ALICE BRISENO  
15767 WOOD RD  
RIVERSIDE CA 92508

ASMT: 307170015, APN: 307170015  
SANDRA GONZALEZ, ETAL  
21954 RAMONA AVE  
NUEVO, CA. 92567

ASMT: 307180016, APN: 307180016  
MARGARET SMITH, ETAL  
21930 GARDEN DR  
NUEVO CA 92567

ASMT: 307170017, APN: 307170017  
CECILIA HERNANDEZ, ETAL  
3124 LAPAZ LN  
PERRIS CA 92571

ASMT: 307180019, APN: 307180019  
ELMORO HOLDINGS  
C/O KELLY LYMAN  
7241 GARDEN GROVE BLVD STE  
GARDEN GROVE CA 92841

ASMT: 307170018, APN: 307170018  
ISELA FAJARDO, ETAL  
31015 SUNSET AVE  
NUEVO CA 92567

ASMT: 307180020, APN: 307180020  
CARMELITA RODRIGUEZ, ETAL  
11516 GRADWELL ST  
LAKEWOOD CA 90715

ASMT: 307170019, APN: 307170019  
AMER ABUGHERIR, ETAL  
18957 VAN BUREN BLV  
RIVERSIDE CA 92508

ASMT: 307180037, APN: 307180037  
MARIA MARTINEZ  
1467 PORTRAIT RD  
PERRIS CA 92571

ASMT: 307170022, APN: 307170022  
GM GABRYCH FAMILY LTD PARTNERSHIP  
2006 OLD HIGHWAY 395  
FALLBROOK CA 92028

ASMT: 307180038, APN: 307180038  
STACY ORNELAS, ETAL  
P O BOX 1393  
NUEVO CA 92567

ASMT: 307170023, APN: 307170023  
FRED RODRIGUEZ  
29581 STALDER AVE  
NUEVO, CA. 92567

ASMT: 307180039, APN: 307180039  
AMADOR RODRIGUEZ  
1874 MERIDIAN ST  
SAN JACINTO CA 92583

ASMT: 307180012, APN: 307180012  
ALVARO PACHECO  
21869 RAMONA AVE  
NUEVO, CA. 92567

ASMT: 307180040, APN: 307180040  
NUEVO WATER CO  
30427 11TH ST  
NUEVO CA 92567

ASMT: 307180056, APN: 307180056  
CAMMIE PHILLIPS, ETAL  
P O BOX 1270  
NUEVO CA 92567

ASMT: 309090008, APN: 309090008  
MARIA MOJICA, ETAL  
P O BOX 487  
NUEVO CA 92567

ASMT: 307180078, APN: 307180078  
CYNTHIA SCOGGINS, ETAL  
P O BOX 575  
NUEVO CA 92567

ASMT: 309090009, APN: 309090009  
JOSE LOPEZ, ETAL  
723 HACIENDA AVE  
PERRIS CA 92571

ASMT: 307180080, APN: 307180080  
VIOLET ROBBINS, ETAL  
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NUEVO CA 92567

ASMT: 309090010, APN: 309090010  
EVENT ADVERTISING INC  
2900 ADAMS ST NO C120  
RIVERSIDE CA 92504

ASMT: 307180081, APN: 307180081  
ALICIA CABRERA, ETAL  
21891 RAMONA AVE  
NUEVO, CA. 92567

ASMT: 309090011, APN: 309090011  
JOSE RANGEL  
29653 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309080001, APN: 309080001  
MISSIONARY CHURCH WESTERN DISTRICT  
484 E LOS ANGELES NO 228  
MOORPARK CA 93021

ASMT: 309090012, APN: 309090012  
SANDRA FONSECA, ETAL  
P O BOX 463  
NUEVO CA 92567

ASMT: 309090002, APN: 309090002  
EQUITY HOLDING CORP  
P O BOX 401624  
LAS VEGAS NV 89140

ASMT: 309090013, APN: 309090013  
ANABEL QUIROZ, ETAL  
29671 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309090003, APN: 309090003  
EQUITY HOLDING CORP  
3275 E ROBERTSON BLVD STE  
CHOWCHILLA CA 93610

ASMT: 309090014, APN: 309090014  
ELVIRA GAYTAN, ETAL  
29681 NUEVO RD  
NUEVO, CA. 92567

ASMT: 309090034, APN: 309090034  
LE ANN OGAWA, ETAL  
P O BOX 11  
NUEVO CA 92567

ASMT: 309090062, APN: 309090062  
KATHERINE MILLAR, ETAL  
22050 RAMONA AVE  
NUEVO, CA. 92567

ASMT: 309090048, APN: 309090048  
DANIEL GONZALEZ  
29630 VIA PALOMA  
NUEVO, CA. 92567

ASMT: 309090066, APN: 309090066  
LYNETTE ORONA, ETAL  
P O BOX 261  
NUEVO CA 92567

ASMT: 309090049, APN: 309090049  
AIDEE OGDEN, ETAL  
29658 VIA PALOMA  
NUEVO, CA. 92567

ASMT: 309090068, APN: 309090068  
DALE UPTON  
29850 LAKEVIEW AVE  
NUEVO CA 92567

ASMT: 309090050, APN: 309090050  
MARY RACHUY, ETAL  
P O BOX 641  
NUEVO CA 92567

ASMT: 309100031, APN: 309100031  
MARIE RAMSEY, ETAL  
29595 ARCHIBECK DR  
NUEVO, CA. 92567

ASMT: 309090053, APN: 309090053  
JULIA RUEDA, ETAL  
29649 VIA PALOMA  
NUEVO, CA. 92567

ASMT: 309090059, APN: 309090059  
MICHELE DICKINSON, ETAL  
27478 CITRUS AVE  
PERRIS CA 92571

ASMT: 309090060, APN: 309090060  
CATALINA MENDOZA, ETAL  
P O BOX 745  
NUEVO CA 92567



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
*Assistant TLMA Director*

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

Conditional Use Permit (CUP) No. 3699

*Project Title/Case Numbers*

Dave Alvarez

*County Contact Person*

951-955-5719

*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Roberto Fajardo

*Project Applicant*

29540 Nuevo Road, Nuevo, CA 92567

*Address*

The proposed project is located southerly of Center Street and easterly of California Avenue

*Project Location*

Entitlement of an existing retail tire and installation facility located within an approximately 1,125 square-foot space of an existing commercial building.

*Project Description*

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. A statement of Overriding Considerations WAS NOT adopted
4. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

*Signature*

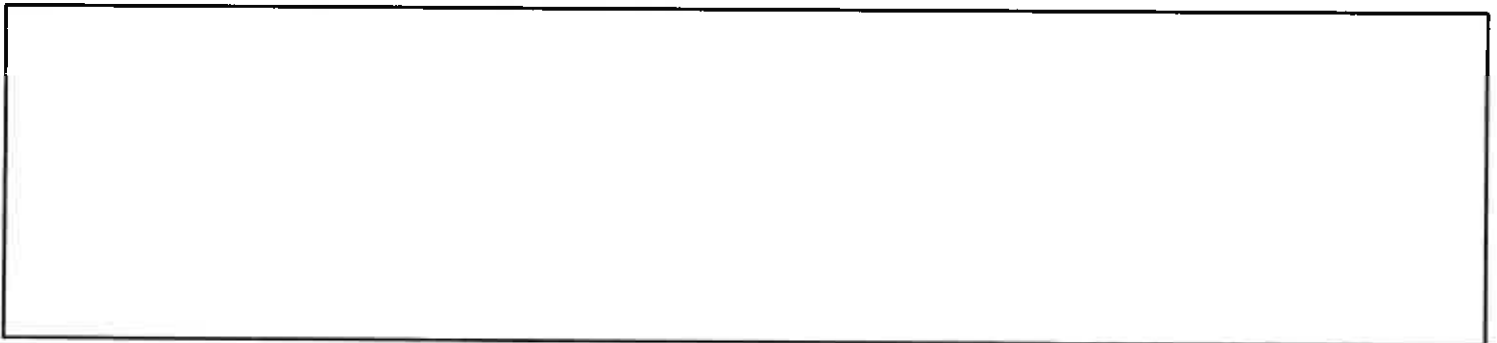
Project Planner

*Title*

3/27/2017

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



Agenda Item No.:  
 Area Plan: Temescal Canyon 4 . 3  
 Zoning Area: Temescal  
 Supervisorial District: First  
 Project Planner: Deborah Bradford  
 Planning Commission: August 2, 2017

TENTATIVE TRACT MAP NO. 36826  
 ADDENDUM NO. 4 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. 36826 (TR No. 36826) is a Schedule "A" tentative tract map that would subdivide an approximately 76.6-acre portion of the Terramor Specific Plan (SP No. 327A1) specifically Planning Areas 6, 7, 8, 9, and 10. This subdivision will provide for the development of 501 residential units, 330 lots for detached Medium Density Residential (MDR) and Medium-High Density Residential (MHDR) units, three (3) High Density Residential (HDR) lots that would accommodate up to 171 condominium units and 41 lettered lots for neighborhood park, pocket parks, private roads, and community open space (manufactured slope / fuel management / water quality basins) uses. TR No. 36826 also provides for the installation of internal permanent and temporary utility infrastructure (e.g., water lines, sewer lines, storm water drainage facilities) necessary to serve the project area as provided by SP No. 327A1. Grading on the project site will occur as part of the previously approved Tentative Tract No. 36825. The table below provides the breakdown of lots and letter lots in each planning area.

| Planning Area        | Numbered Lots   | Lettered Lots  | Total Acreage     |
|----------------------|---|----------------|-------------------|
| PA 6                 | 93  | 11             | 19.29             |
| PA 7                 | 72  | 10             | 15.72             |
| PA 9                 | 87  | 9              | 23.40             |
| PA 10                | 78  | 11             | 18.19             |
| <b>Total</b>         | <b>330 lots</b>   | <b>41 lots</b> | <b>76.6 Acres</b> |
| PA 8<br>Condominiums | 171 units to be determined during the design review stage |                |                   |

The project area is generally located north of Temescal Canyon Road, south of Spanish Hills Drive, east of Park Canyon Road, west of Indian Truck Trail.

### PROJECT BACKGROUND:

The Terramor Specific Plan No. 327 ("SP No. 327") and EIR No. 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.

On April 19, 2017 the applicant received approval for Tentative Tract Map No. 36825 which resulted in the subdivision of 153.25 acre portion of the Terramor property to establish parcels in conformance with the Planning Area boundaries established by SP No. 327A1. Tentative Tract Map No. 36825 subdivided a portion of the SP No. 327A1 property into 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. Tentative Tract Map No. 36825 enabled 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 SP No. 327A1.

**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 (OS:CH) 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 as amended by Amendment No.1)
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: 76.6<br>Total Proposed Lots: 374 (243 MDR lots, 87 MHDR lots, 3 HDR lots, and 41 lettered lots).<br>Schedule: A |
| 8. Environmental Concerns:        | See attached Addendum No. 4 to EIR No. 439   |

**RECOMMENDATIONS:**

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**CONSIDER ADDENDUM No. 4 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 or additions are necessary, none of the conditions described in State CEQA Guidelines Section 15162 exist; and,

**APPROVE TENTATIVE TRACT MAP NO. 36826**, 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 No.4 to EIR No. 439 which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2-5 Acre Minimum) and Open Space: Conservation (OS-C) as reflected on the Specific Plan Land Use Plan of SP No. 327A1.
2. The proposed project would facilitate future development of the project site with land uses that are consistent with the approved SP No. 327A1, EIR No. 439 and the General Plan.
3. The design of Tentative Tract Map No. 36826 is consistent with the County's General Plan and SP No. 327A1. 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. 36826 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. 327A1 has been found to be consistent with these goals and policies through the adoption of Specific Plan No. 327, as amended by Amendment No.1, and Environmental Impact Report No. 439. Tentative Tract Map No. 36826 is a part of the total area incorporating the approved SP No. 327A1. The Conditions of Approval that have been applied to the Specific Plan are also applied to Tentative Tract No. 36826

conditions of approval to ensure that consistency with the General Plan and adopted Specific Plan remain.

4. The proposed project, TR No. 36826, is to subdivide an approximately 76.6-acre portion of the SP 327 No. A1 property (i.e., Planning Areas 6, 7, 8, 9, and 10) to provide for the development of 501 residential units, 330 lots for detached Medium Density Residential (MDR) and Medium-High Density Residential (MHDR) units, three (3) High Density Residential (HDR) lots that would accommodate up to 171 units and 41 lettered lots for neighborhood park, pocket parks, private roads, and community open space (manufactured slope / fuel management / water quality basins) uses. TR No. 36826 also would provide for the installation of infrastructure improvements on the subject property (e.g., water lines, sewer lines, storm drain facilities). 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 is 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 TR No. 36826 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within TR No. 36826 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.

The proposed Schedule "A" Map will subdivide an approximately 76.6-acre portion of SP No. 327A1 property (i.e., Planning Areas 6, 7, 8, 9, and 10) to provide for the development of 501 residential units, 330 lots for detached Medium Density Residential (MDR) and Medium-High Density Residential (MHDR) units, three (3) High Density Residential (HDR) lots that would accommodate up to 171 units and 41 lettered lots for neighborhood park, pocket parks, private roads, and community open space (manufactured slope / fuel management / water quality basins) uses. The proposed Project is in compliance with the requirements of County standards and the adopted SP No. 327A1.

7. 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 (OS:CH) to the east, and Open Space: Conservation (OS:C) and Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum) to the south.
8. The zoning of the subject site is Specific Plan, specifically SP No. 327A1. TR No. 36826 is comprised of Planning Areas, 6, 7, 8, 9, and 10.
9. 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.

10. 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.
11. 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. TR No. 36826 does not have any MSHCP Riparian/Riverine features within the map boundaries.
12. TR No. 36826 complies with the requirements of Section 10.5 (Schedule "A" Subdivision) of Ordinance No. 460 based on project design and conditions of approval as provided 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 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, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. 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. 3. 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. 1 states, blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Condition of approval 10. FIRE. 2 requires that approved standard fire hydrants shall be located at each street intersection and spaced 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. Conditions of approval 50. FIRE 1-12 have to do with placing notes on the ECS Map in regards to being in a High Fire Area, roofing materials, accessibility, gate entrances, fuel modification, water plans, water certification, secondary access and address numbers. 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.

13. 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.*
14. 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 Swarhout 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 Swarhout 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 seq. 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 "Hazardous 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 3.2.1., 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 TR No. 36826 is to subdivide an approximately 76.6-acre portion of the Terramor property within the development area of SP No. 327A1. A condition of approval for SP No. 327A1 which is currently in effect requires that an alternative or secondary access be provided. Condition of approval 50. FIRE.11 for this subdivision also requires that alternative or secondary access be provided and have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Therefore, compliance with Section 3.2.1 of Ordinance No. 460 has been met.
  20. 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, 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 State CEQA Guidelines section 15164, the guidelines allow for the updating and use of a previously certified EIR for projects 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 and Addendum No. 4, 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, 2, and 3; therefore Addendum No.4 to EIR 439 has been prepared for TR No. 36826.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Land Use Plan for SP No. 327A1, and with all applicable elements of the Riverside County General Plan.
2. The proposed project is consistent with SP No. 327A1 and the associated Specific Plan Zoning Ordinance No. 348.4797 which established the allowed uses and development standards for the planning areas within SP No. 327A1.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the WRCMSHCP.

**INFORMATIONAL ITEMS:**

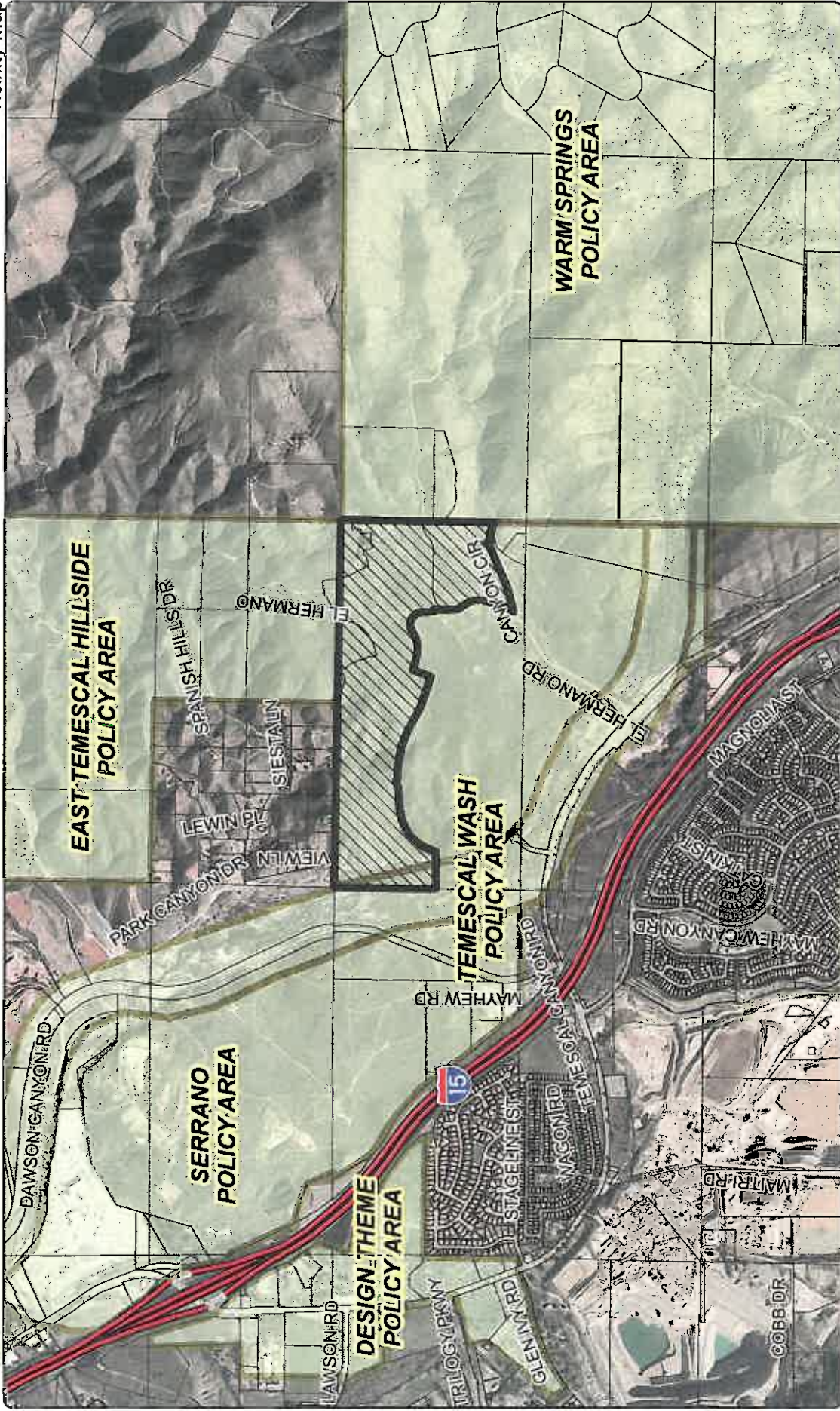
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a) An Alquist-Priolo earthquake fault zone; or,
  - b) A Recreation and Park District
3. The project site is located within:
  - a) The East Temescal Hillside/Temescal Wash Policy Area within Temescal Canyon Area Plan and the Elsinore Planning Area Plan; and
  - b) The City of Corona and sphere of influence; and
  - c) The boundaries of the Corona-Norco Unified School District; and
  - d) Western Municipal Water District; and
  - e) Stephen's Kangaroo Rat Fee Area; and
  - f) An area of very low and low liquefaction; and
  - g) A moderate/very high fire and State Responsibility Area; and
  - h) 100-year flood zone; and
  - i) A dam inundation area near Lee Lake.
4. The subject site is currently designated as Assessor's Parcel Numbers 290-070-024 and 290-070-025, 290-070-045 and 290-070-046

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
TR36826**

Supervisor: Jeffries  
District 1

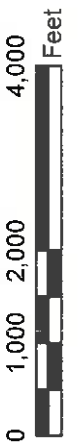
Date Drawn: 06/15/2016  
Vicinity Map

**VICINITY/POLICY AREAS**



Zoning Area: Temescal

Author: Vinnie Nguyen



DISCLAIMER: On 06/15/2016, the County of Riverside adopted a new General Plan. This planning and land use designations for unincorporated Riverside. The County of Riverside Planning Department offers an Riverside or GIS 31166-3206 (Western County) to its Public Users at 31166-3206-7 (Western County) or Website: <http://www.countyofriverside.org>

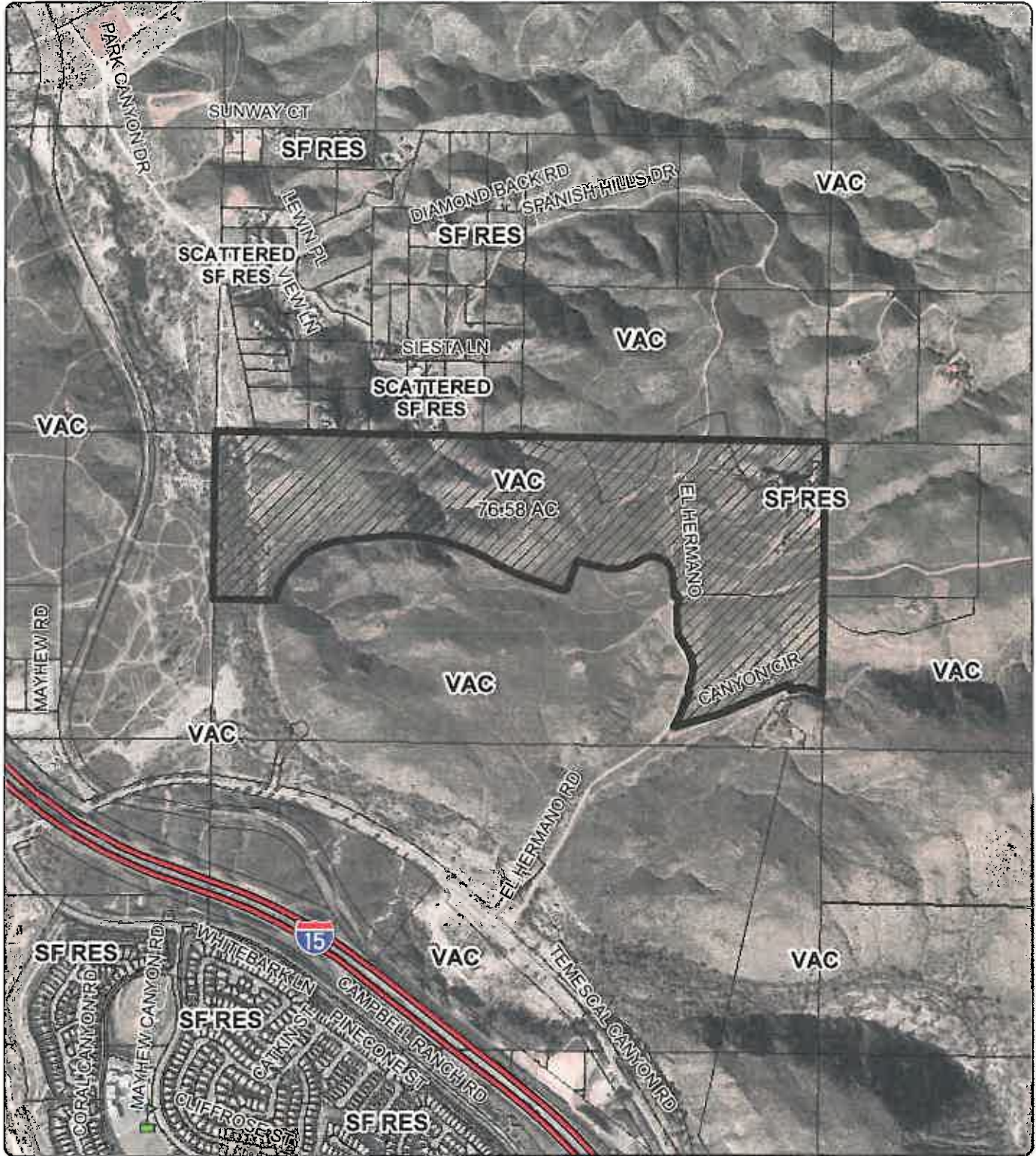
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36826

LAND USE

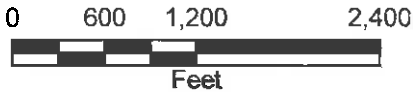
Supervisor: Jeffries  
District 1

Date Drawn: 06/15/2016  
Exhibit 1



Zoning Area: Temescal

Author: Vinnie Nguyen



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



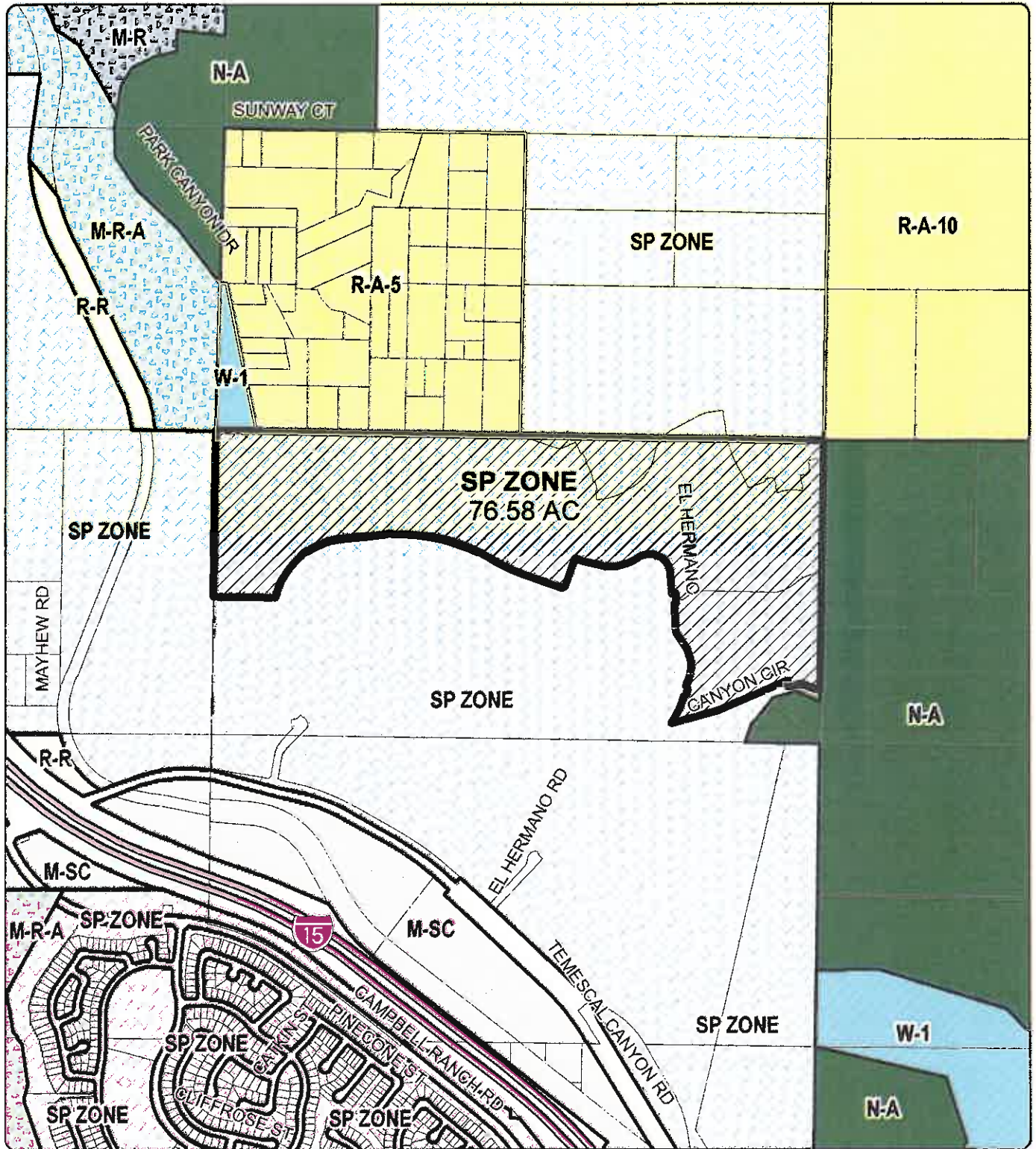
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36826

EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 06/15/2016  
Exhibit 2



Zoning Area: Temescal

Author: Vinnie Nguyen



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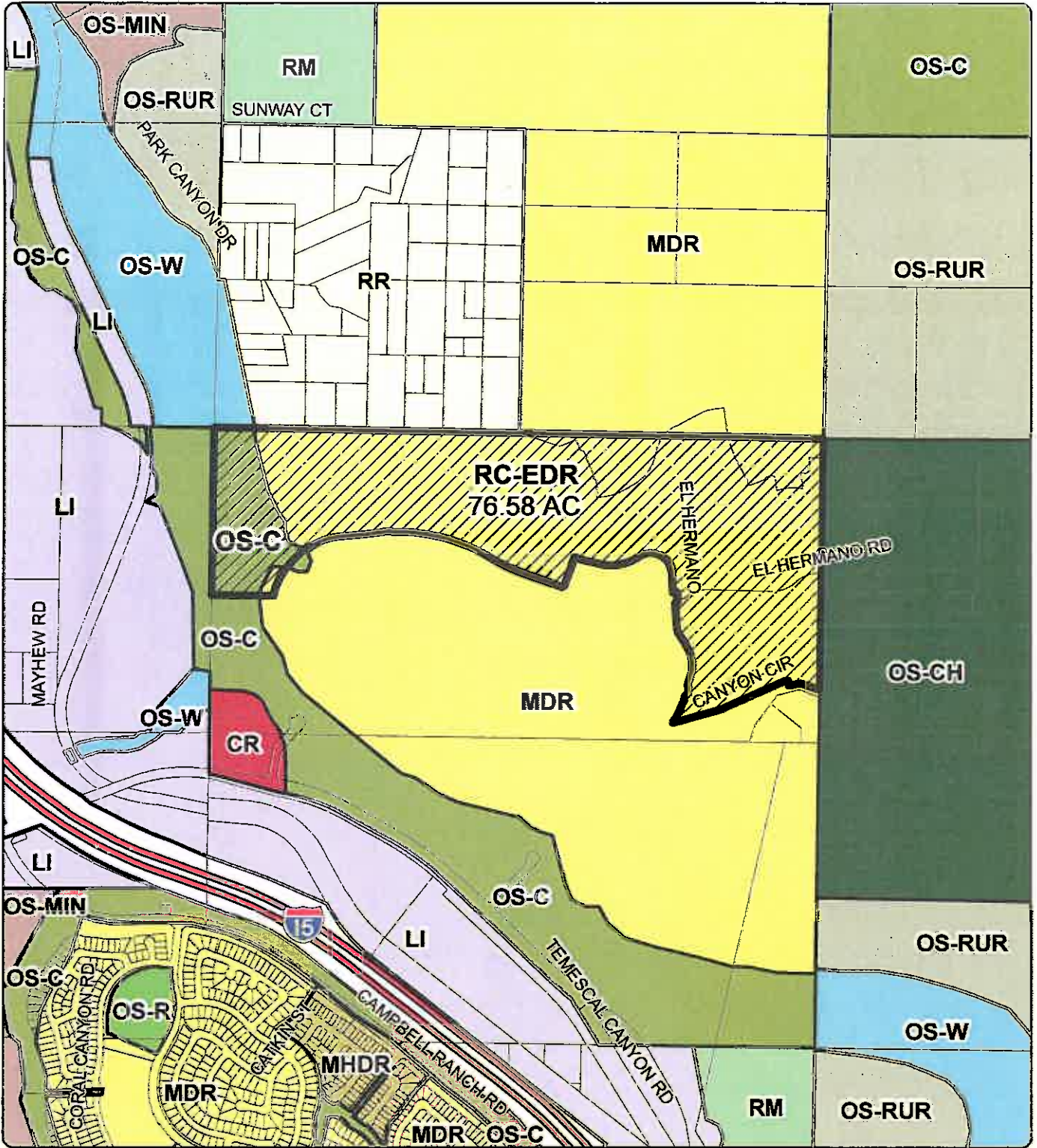
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36826

EXISTING GENERAL PLAN

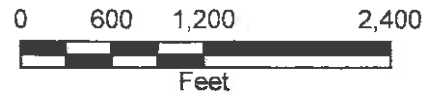
Supervisor: Jeffries  
District 1

Date Drawn: 06/15/2016  
Exhibit 5



Zoning Area: Temescal

Author: Vinnie Nguyen



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**CONTRACTOR'S SCHEDULE**  
 TENTATIVE TRACT NO. 36826  
 COUNTY OF RIVERSIDE

**SCHEDULE "A"**  
**TENTATIVE TRACT NO. 36826**  
**COUNTY OF RIVERSIDE**

- EXHIBIT NOTES:**
- 1. ALL EXHIBITS ARE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER AND THE COUNTY BOARD OF SUPERVISORS.
  - 2. THE EXHIBITS ARE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER AND THE COUNTY BOARD OF SUPERVISORS.
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**GENERAL NOTES:**

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**TENTATIVE TRACT PHASING SUMMARY**

| PHASE | TRACT NO. | ACRES  | UNITS | STATUS   |
|-------|-----------|--------|-------|----------|
| 1     | 36826     | 100.00 | 100   | APPROVED |
| 2     | 36827     | 100.00 | 100   | PENDING  |
| 3     | 36828     | 100.00 | 100   | PENDING  |
| 4     | 36829     | 100.00 | 100   | PENDING  |
| 5     | 36830     | 100.00 | 100   | PENDING  |
| 6     | 36831     | 100.00 | 100   | PENDING  |
| 7     | 36832     | 100.00 | 100   | PENDING  |
| 8     | 36833     | 100.00 | 100   | PENDING  |
| 9     | 36834     | 100.00 | 100   | PENDING  |
| 10    | 36835     | 100.00 | 100   | PENDING  |

**ASBESTOS HAZARD INVESTIGATION CONSTRUCTION REQUIREMENTS**

1. ALL EXHIBITS ARE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER AND THE COUNTY BOARD OF SUPERVISORS.

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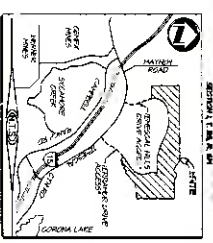
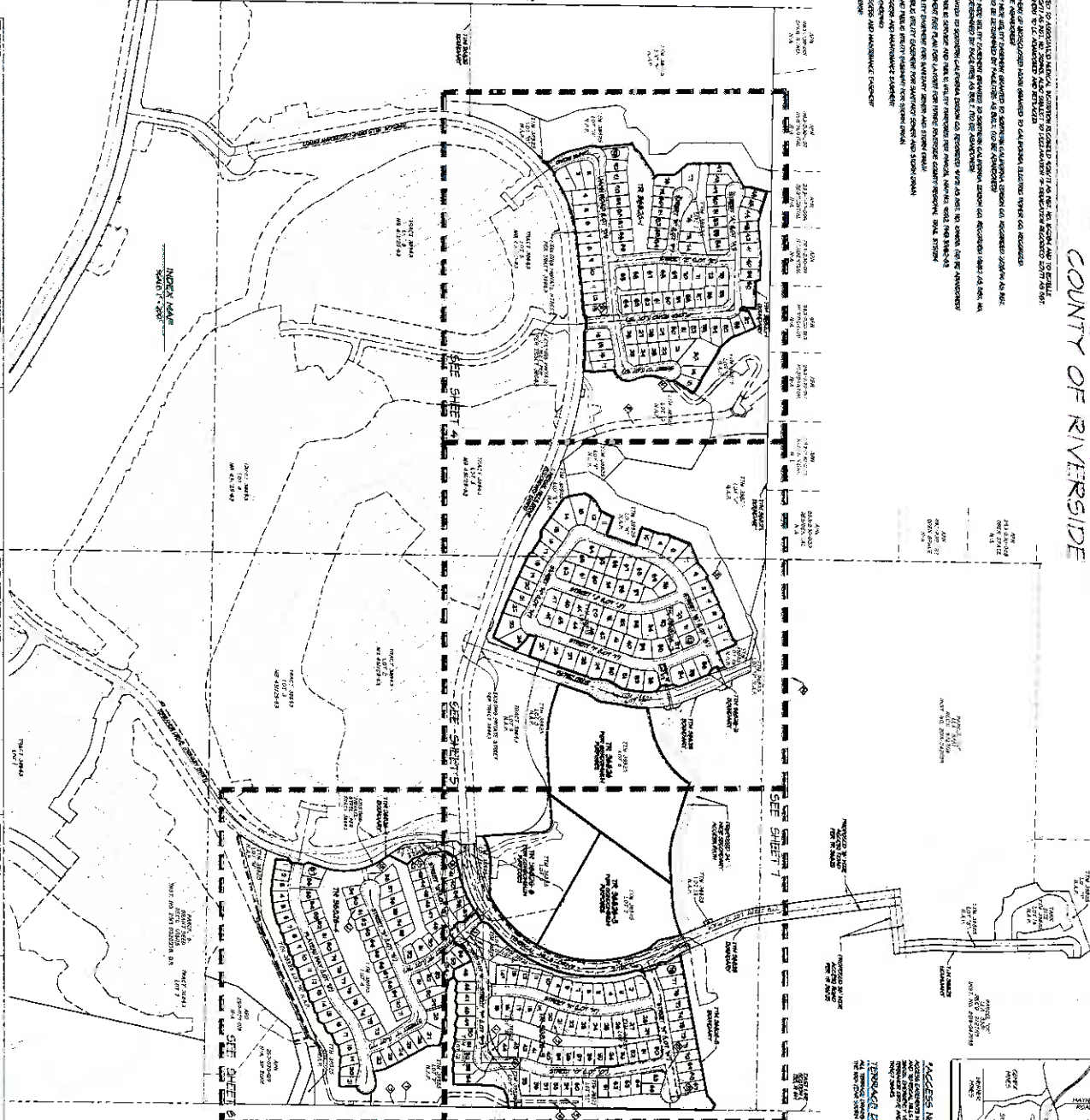
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**LEGEND AND NOTES:**

- 1. ALL EXHIBITS ARE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER AND THE COUNTY BOARD OF SUPERVISORS.
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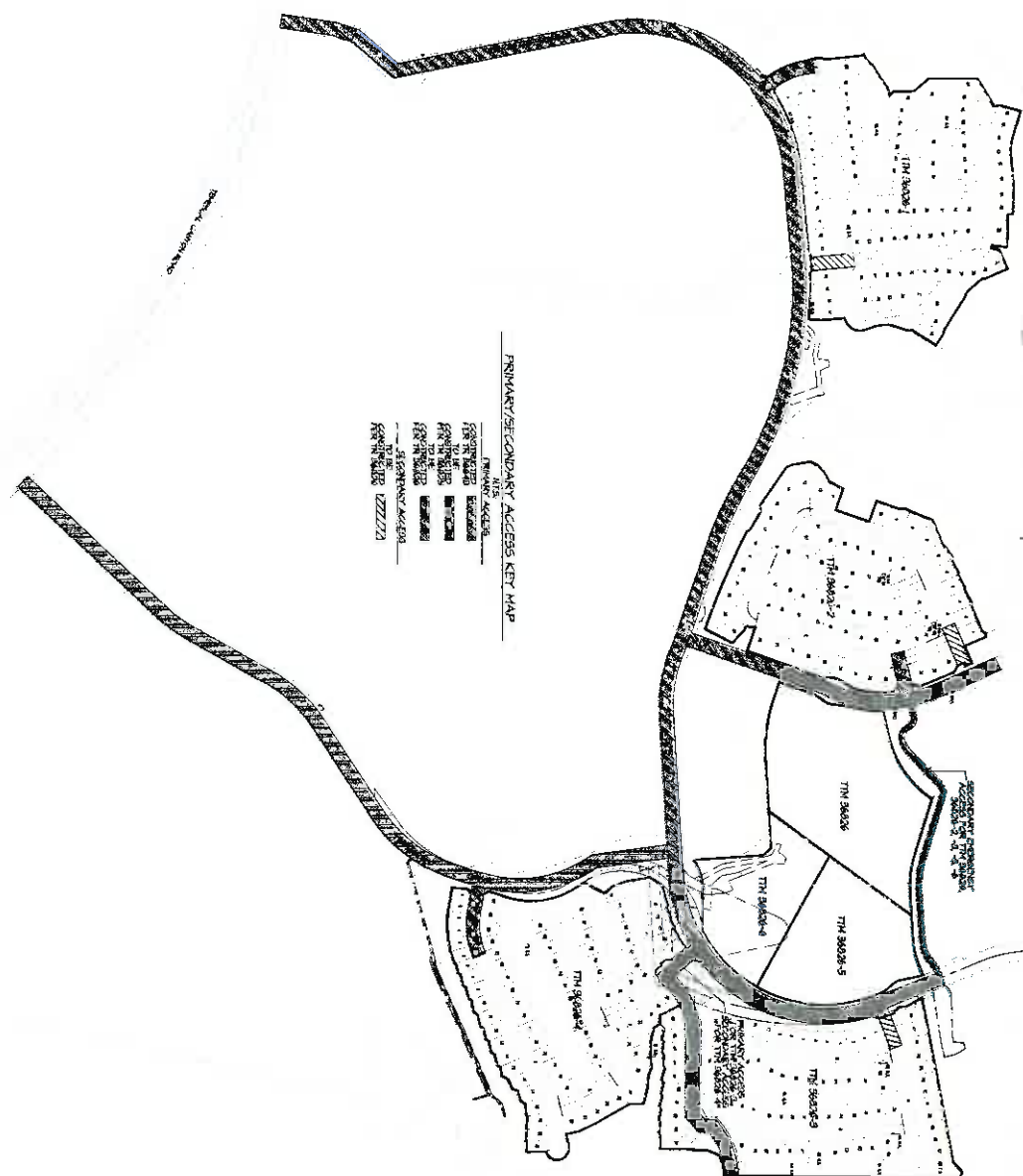
**TERAMOR ENGINEERS**

REGISTERED PROFESSIONAL ENGINEERS  
 CIVIL AND LAND SURVEYING  
 4580 WESTERN BLVD. SUITE 600  
 NEWPORT BEACH, CA 92660  
 TEL (949) 748-6714

**FOR INFORMATION:**  
 FORESTAR COSMAN DEVELOPMENT COMPANY  
 4580 WESTERN BLVD. SUITE 600  
 NEWPORT BEACH, CA 92660  
 TEL (949) 748-6714

**TENTATIVE TRACT NO. 36826**  
 (PHASE II, SP4 327)  
 SCHEDULE "A"  
 COUNTY OF RIVERSIDE

1



PRIMARY/SECONDARY ACCESS KEY MAP

CONCRETE IMPAVED ACCESS

GRAVEL IMPAVED ACCESS

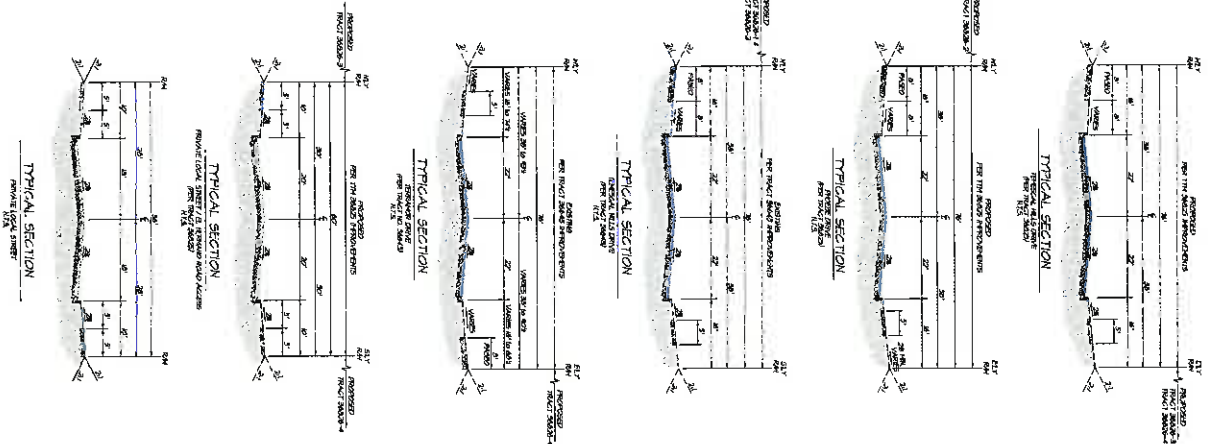
ASPHALT IMPAVED ACCESS

GRAVEL DRIVEWAY

ASPHALT DRIVEWAY

SIDEWALK ACCESS

ROAD NUMBER UZZZ723



| NO. | DATE | BY | CHKD. | DESCRIPTION |
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**TERAMOR**

PROJECT MANAGER: JENNIFER COMPANY

4590 NEASTAR BLVD. SUITE 600

NEWPORT BEACH, CA 92660

TEL: (949) 742-0774

PREPARED BY:

**STIKEN**

ENGINEERS

10000 CENTRAL EXP.

NEWPORT BEACH, CA 92660

TEL: (949) 742-0774

PROJECT: TENTATIVE TRACT NO. 3602B

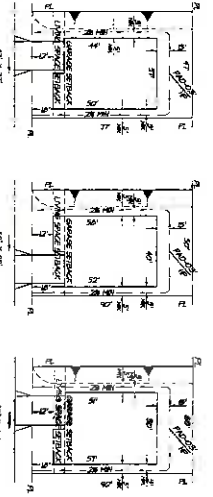
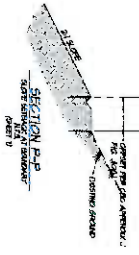
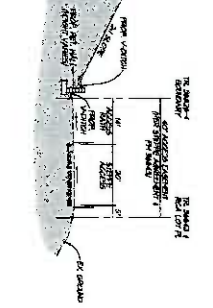
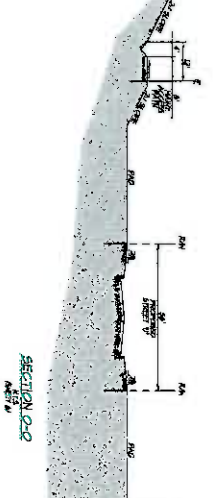
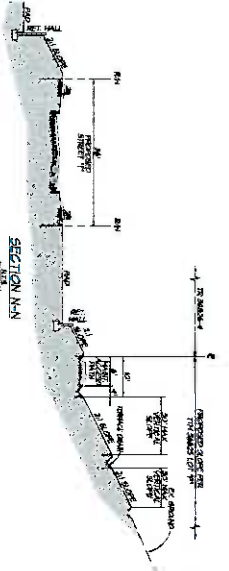
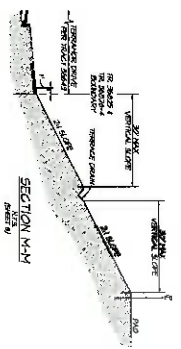
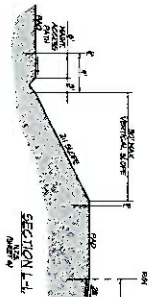
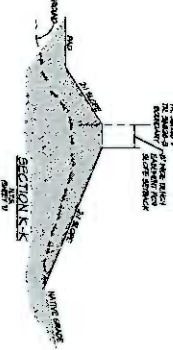
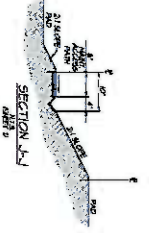
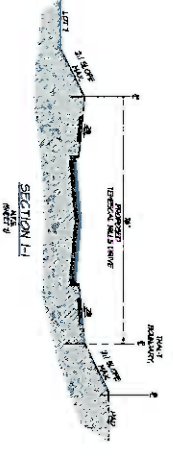
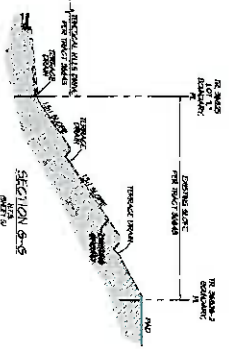
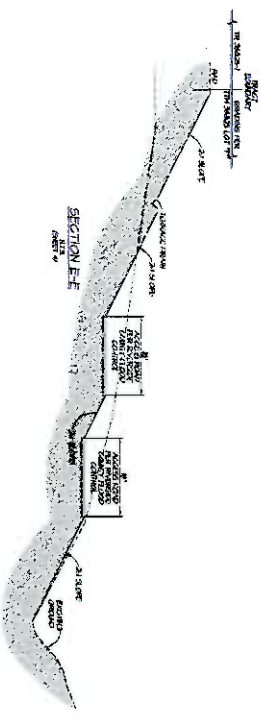
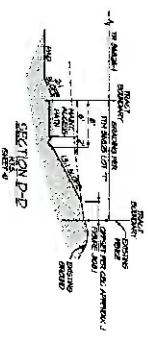
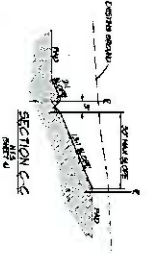
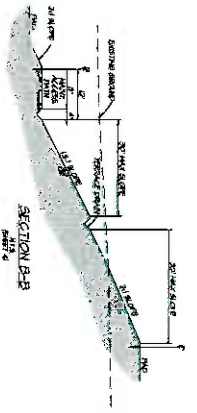
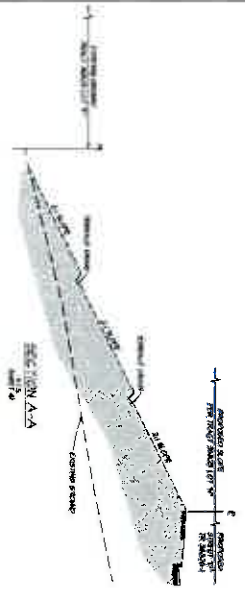
(PHONE LISTING: 5271)

COUNTY OF RIVERSIDE

SHEET NO. 2

OF 2 SHEETS

DATE: 1/17/2017



TYPICAL LOT DETAILS - TYPICAL LOT DRAINAGE

| DATE | NO. | DESCRIPTION |
|------|-----|-------------|
|      |     |             |
|      |     |             |
|      |     |             |
|      |     |             |
|      |     |             |
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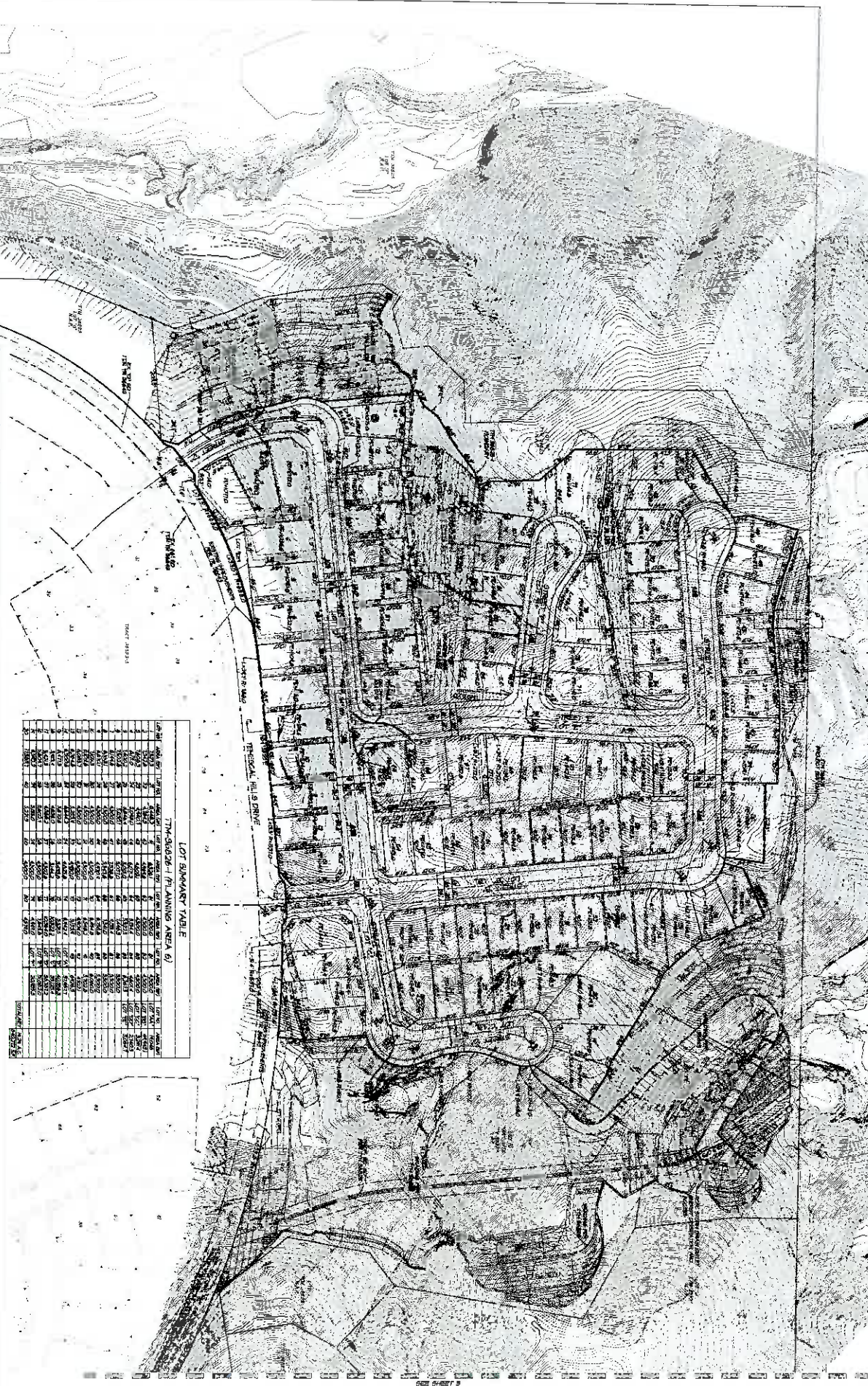


**TERRAMOR**

FORRESTAS ROSAMBA DEVELOPMENT COMPANY  
 4370 HASKETT DRIVE, SUITE 200  
 NEWPORT BEACH, CA 92660  
 TEL (949) 740-8714

PREPARED BY:  
**STIKERMAN**  
 ENGINEERS  
 10000 UNIVERSITY AVENUE, SUITE 200  
 NEWPORT BEACH, CA 92660  
 TEL (949) 674-1100

TEMPERATIVE TRACT NO. 36626  
 (PHASE II / SQA 327)  
 SOLELY FOR THE  
 COUNTY OF RIVERSIDE



**LOT LAYOUT TABLE**

TTRM-050204-PLANNING AREA 61

| LOT NO. | AREA (SQ FT) | AREA (SQ YD) | AREA (AC) | PERCENTAGE OF TOTAL AREA | PERCENTAGE OF TOTAL ACRES |
|---------|--------------|--------------|-----------|--------------------------|---------------------------|
| 1       | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 2       | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 3       | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 4       | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 5       | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 6       | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 7       | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 8       | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 9       | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 10      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 11      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 12      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 13      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 14      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 15      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 16      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 17      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 18      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 19      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 20      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 21      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 22      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 23      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 24      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 25      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 26      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 27      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 28      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 29      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 30      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 31      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 32      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 33      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 34      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 35      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 36      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 37      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 38      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 39      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 40      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 41      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 42      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 43      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 44      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 45      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 46      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 47      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 48      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 49      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 50      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 51      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 52      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 53      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 54      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 55      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 56      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 57      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 58      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 59      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 60      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 61      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 62      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 63      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 64      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 65      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 66      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 67      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 68      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 69      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 70      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 71      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 72      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 73      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 74      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 75      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 76      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 77      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 78      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 79      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 80      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 81      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 82      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 83      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 84      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 85      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 86      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 87      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 88      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 89      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 90      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 91      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 92      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 93      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 94      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 95      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 96      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 97      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 98      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 99      | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |
| 100     | 10,000       | 727.4        | 0.023     | 0.001                    | 0.000                     |

DATE: 11.15.2017

**TERAMOR**

REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEERING  
STATE OF CALIFORNIA  
NO. 45678

FORSTNER COSMOS DEVELOPMENT COMPANY  
4570 HEARTHUR BLVD SUITE 600  
NEWPORT BEACH CA 92660  
TEL (949) 749-6714

DESIGNED BY

**ERIKSON**  
ENGINEERING  
1001 TERRY AVE  
SAN DIEGO CA 92108

TENTATIVE TRACT NO 56626  
(PHASE II / SPA 37)  
SCHEDULE A  
COUNTY OF RIVERSIDE

SEE SHEET 4



LOT SUMMARY TABLE

| LOT NO. | AREA (SQ. FT.) | AREA (AC.) | USE  | REMARKS |
|---------|----------------|------------|------|---------|
| 1       | 10,000         | 0.23       | RES. |         |
| 2       | 10,000         | 0.23       | RES. |         |
| 3       | 10,000         | 0.23       | RES. |         |
| 4       | 10,000         | 0.23       | RES. |         |
| 5       | 10,000         | 0.23       | RES. |         |
| 6       | 10,000         | 0.23       | RES. |         |
| 7       | 10,000         | 0.23       | RES. |         |
| 8       | 10,000         | 0.23       | RES. |         |
| 9       | 10,000         | 0.23       | RES. |         |
| 10      | 10,000         | 0.23       | RES. |         |
| 11      | 10,000         | 0.23       | RES. |         |
| 12      | 10,000         | 0.23       | RES. |         |
| 13      | 10,000         | 0.23       | RES. |         |
| 14      | 10,000         | 0.23       | RES. |         |
| 15      | 10,000         | 0.23       | RES. |         |
| 16      | 10,000         | 0.23       | RES. |         |
| 17      | 10,000         | 0.23       | RES. |         |
| 18      | 10,000         | 0.23       | RES. |         |
| 19      | 10,000         | 0.23       | RES. |         |
| 20      | 10,000         | 0.23       | RES. |         |
| 21      | 10,000         | 0.23       | RES. |         |
| 22      | 10,000         | 0.23       | RES. |         |
| 23      | 10,000         | 0.23       | RES. |         |
| 24      | 10,000         | 0.23       | RES. |         |
| 25      | 10,000         | 0.23       | RES. |         |
| 26      | 10,000         | 0.23       | RES. |         |
| 27      | 10,000         | 0.23       | RES. |         |
| 28      | 10,000         | 0.23       | RES. |         |
| 29      | 10,000         | 0.23       | RES. |         |
| 30      | 10,000         | 0.23       | RES. |         |
| 31      | 10,000         | 0.23       | RES. |         |
| 32      | 10,000         | 0.23       | RES. |         |
| 33      | 10,000         | 0.23       | RES. |         |
| 34      | 10,000         | 0.23       | RES. |         |
| 35      | 10,000         | 0.23       | RES. |         |
| 36      | 10,000         | 0.23       | RES. |         |
| 37      | 10,000         | 0.23       | RES. |         |
| 38      | 10,000         | 0.23       | RES. |         |
| 39      | 10,000         | 0.23       | RES. |         |
| 40      | 10,000         | 0.23       | RES. |         |
| 41      | 10,000         | 0.23       | RES. |         |
| 42      | 10,000         | 0.23       | RES. |         |
| 43      | 10,000         | 0.23       | RES. |         |
| 44      | 10,000         | 0.23       | RES. |         |
| 45      | 10,000         | 0.23       | RES. |         |
| 46      | 10,000         | 0.23       | RES. |         |
| 47      | 10,000         | 0.23       | RES. |         |
| 48      | 10,000         | 0.23       | RES. |         |
| 49      | 10,000         | 0.23       | RES. |         |
| 50      | 10,000         | 0.23       | RES. |         |
| 51      | 10,000         | 0.23       | RES. |         |
| 52      | 10,000         | 0.23       | RES. |         |
| 53      | 10,000         | 0.23       | RES. |         |
| 54      | 10,000         | 0.23       | RES. |         |
| 55      | 10,000         | 0.23       | RES. |         |
| 56      | 10,000         | 0.23       | RES. |         |
| 57      | 10,000         | 0.23       | RES. |         |
| 58      | 10,000         | 0.23       | RES. |         |
| 59      | 10,000         | 0.23       | RES. |         |
| 60      | 10,000         | 0.23       | RES. |         |
| 61      | 10,000         | 0.23       | RES. |         |
| 62      | 10,000         | 0.23       | RES. |         |
| 63      | 10,000         | 0.23       | RES. |         |
| 64      | 10,000         | 0.23       | RES. |         |
| 65      | 10,000         | 0.23       | RES. |         |
| 66      | 10,000         | 0.23       | RES. |         |
| 67      | 10,000         | 0.23       | RES. |         |
| 68      | 10,000         | 0.23       | RES. |         |
| 69      | 10,000         | 0.23       | RES. |         |
| 70      | 10,000         | 0.23       | RES. |         |
| 71      | 10,000         | 0.23       | RES. |         |
| 72      | 10,000         | 0.23       | RES. |         |
| 73      | 10,000         | 0.23       | RES. |         |
| 74      | 10,000         | 0.23       | RES. |         |
| 75      | 10,000         | 0.23       | RES. |         |
| 76      | 10,000         | 0.23       | RES. |         |
| 77      | 10,000         | 0.23       | RES. |         |
| 78      | 10,000         | 0.23       | RES. |         |
| 79      | 10,000         | 0.23       | RES. |         |
| 80      | 10,000         | 0.23       | RES. |         |
| 81      | 10,000         | 0.23       | RES. |         |
| 82      | 10,000         | 0.23       | RES. |         |
| 83      | 10,000         | 0.23       | RES. |         |
| 84      | 10,000         | 0.23       | RES. |         |
| 85      | 10,000         | 0.23       | RES. |         |
| 86      | 10,000         | 0.23       | RES. |         |
| 87      | 10,000         | 0.23       | RES. |         |
| 88      | 10,000         | 0.23       | RES. |         |
| 89      | 10,000         | 0.23       | RES. |         |
| 90      | 10,000         | 0.23       | RES. |         |
| 91      | 10,000         | 0.23       | RES. |         |
| 92      | 10,000         | 0.23       | RES. |         |
| 93      | 10,000         | 0.23       | RES. |         |
| 94      | 10,000         | 0.23       | RES. |         |
| 95      | 10,000         | 0.23       | RES. |         |
| 96      | 10,000         | 0.23       | RES. |         |
| 97      | 10,000         | 0.23       | RES. |         |
| 98      | 10,000         | 0.23       | RES. |         |
| 99      | 10,000         | 0.23       | RES. |         |
| 100     | 10,000         | 0.23       | RES. |         |



DATE: 10/1/2004  
 SCALE: 1" = 40'

**TERRAMOR**

FORSTYAR TERRAMOR DEVELOPMENT COMPANY  
 4590 HEARTHUR BLVD SUITE 600  
 NEWPORT BEACH CA 92660  
 TEL (949) 749-6714

PREPARED BY:

TERRAMOR TRACT NO. 36626  
 (PHASE II / SFA 377)  
 SCHEDULE 'A'  
 COUNTY OF RIVERSIDE

SEE SHEET 7



LOT SUBDIVISION TABLE

| LOT NO. | ACRES | AREA (SQ. FT.) | AREA (ACRES) | PERCENT |
|---------|-------|----------------|--------------|---------|
| 1       | 0.00  | 0              | 0.00         | 0.00    |
| 2       | 0.00  | 0              | 0.00         | 0.00    |
| 3       | 0.00  | 0              | 0.00         | 0.00    |
| 4       | 0.00  | 0              | 0.00         | 0.00    |
| 5       | 0.00  | 0              | 0.00         | 0.00    |
| 6       | 0.00  | 0              | 0.00         | 0.00    |
| 7       | 0.00  | 0              | 0.00         | 0.00    |
| 8       | 0.00  | 0              | 0.00         | 0.00    |
| 9       | 0.00  | 0              | 0.00         | 0.00    |
| 10      | 0.00  | 0              | 0.00         | 0.00    |
| 11      | 0.00  | 0              | 0.00         | 0.00    |
| 12      | 0.00  | 0              | 0.00         | 0.00    |
| 13      | 0.00  | 0              | 0.00         | 0.00    |
| 14      | 0.00  | 0              | 0.00         | 0.00    |
| 15      | 0.00  | 0              | 0.00         | 0.00    |
| 16      | 0.00  | 0              | 0.00         | 0.00    |
| 17      | 0.00  | 0              | 0.00         | 0.00    |
| 18      | 0.00  | 0              | 0.00         | 0.00    |
| 19      | 0.00  | 0              | 0.00         | 0.00    |
| 20      | 0.00  | 0              | 0.00         | 0.00    |
| 21      | 0.00  | 0              | 0.00         | 0.00    |
| 22      | 0.00  | 0              | 0.00         | 0.00    |
| 23      | 0.00  | 0              | 0.00         | 0.00    |
| 24      | 0.00  | 0              | 0.00         | 0.00    |
| 25      | 0.00  | 0              | 0.00         | 0.00    |
| 26      | 0.00  | 0              | 0.00         | 0.00    |
| 27      | 0.00  | 0              | 0.00         | 0.00    |
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DATE: 11/12/2024  
SCALE: 1" = 40'

**TERAMOR**

PREPARED BY:  
FORESTAR ROSALIA DEVELOPMENT COMPANY  
4540 HEARTHR BLDG SUITE 600  
NEWPORT BEACH, CA 92660  
TEL: (949) 740-6714

**SKANSKA**  
ENGINEERS  
10000 S. HAYWARD AVE. SUITE 100  
DUBLIN, CA 94568  
TEL: (925) 835-1000

PROJECT NO. 2024-001  
PROJECT TITLE: FORESTAR ROSALIA DEVELOPMENT COMPANY  
100' 200'

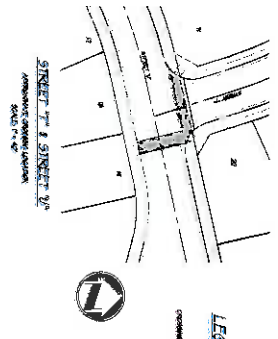
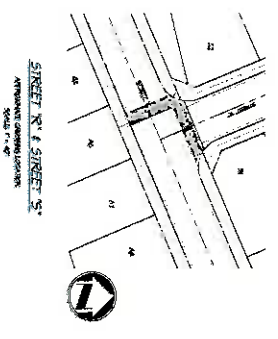
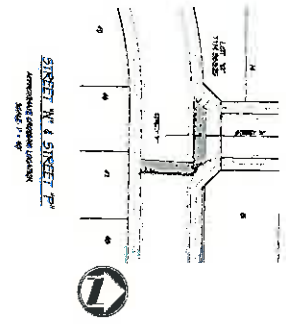
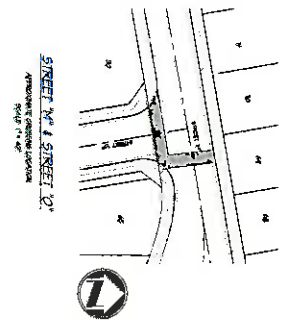
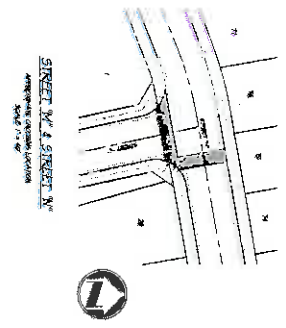
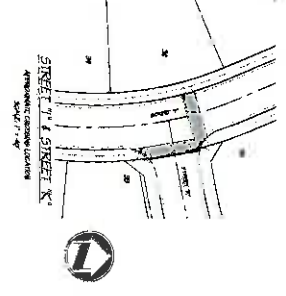
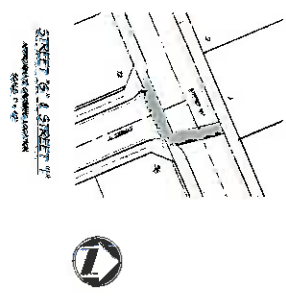
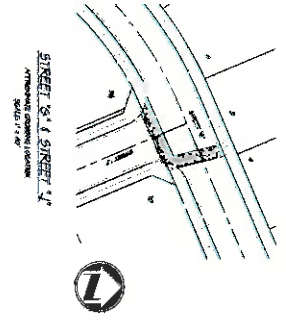
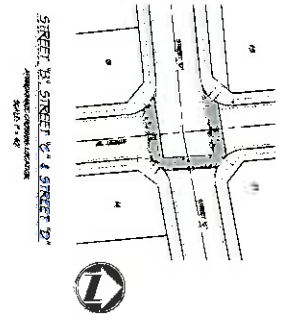
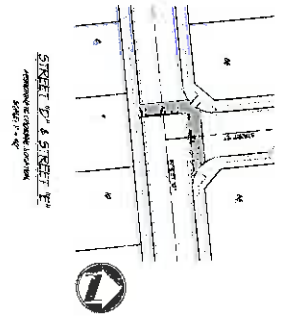
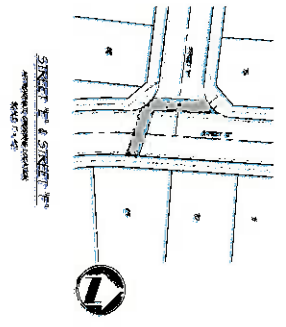
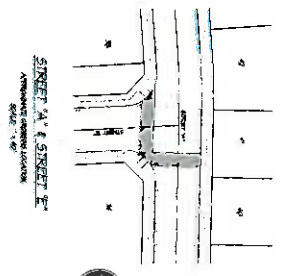
INITIATIVE TRACT NO. 36626  
(PHASE II / SFA 327)  
SCHEMATIC A  
COUNTY OF RIVERSIDE

6





# DIRECTIONAL CROSSING DETAILS



**LEGEND**

CROSSING LOCATION

**4-WAY INTERSECTION**  
 W/ MODIFIED CROSSING OPTION

**4-WAY INTERSECTION**  
 3-WAY INTERSECTION

**MODIFIED GATE RAMP & CROSSING DETAIL**  
 PER RCDT STD. 405

1. VERIFY THAT ALL INTERSECTIONS AT THIS INTERSECTION ARE ACCURATELY
2. SHOWN AND CORRECTED AS SHOWN ON THIS PLAN AND MAKE A CHANGE TO THE RCDT OR OTHERWISE AT THAT LOCATION
3. APPROVE THESE PLANS AS SHOWN ON THIS PLAN AND MAKE A CHANGE TO THE RCDT OR OTHERWISE AT THAT LOCATION

APPROVED FOR THE PROJECT:

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |

**TERAMOR**

DESIGN/ARCHITECTS

PO BOX 100000 SAN FRANCISCO, CA 94110  
 4500 MCARTHUR BLVD SUITE 600  
 NEWPORT BEACH, CA 92660  
 TEL: (949) 749-6714

**GOLDER ASSOCIATES INC.**

PROPOSED BY:

10511 AVENUE 100, SUITE 100  
 FORT WORTH, TEXAS 76116

10511 AVENUE 100, SUITE 100  
 FORT WORTH, TEXAS 76116

PROJECT NO. 2011000001

DATE: 02/20/11

SCALE: 1" = 40'



Addendum No. 4 to  
Environmental Impact Report No. 439

for:

Tentative Tract Map No. 36826

Prepared by:

County of Riverside  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501  
Contact: Deborah Bradford

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

June 1, 2017

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# I. Introduction

Tentative Tract Map No. 36826

## **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;

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**Tentative Tract Map No. 36826**

- 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 327A1 (e.g., water lines, sewer lines, storm water drainage facilities).

On April 19, 2017, the Riverside County Board of Supervisors approved TR 36825 and Addendum No. 3 to EIR 439. TR 36825 was a Schedule "A" subdivision that subdivided an approximately 153.3-acre portion of the Terramor property to establish parcels in conformance with the Planning Area boundaries established by SP 327A1. TR 36825 subdivided a portion of the SP 327A1 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. TR 36825 enabled mass grading throughout the Project

Tentative Tract Map No. 36826

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 SP 327A1.

### **C. Project Summary**

Tentative Tract Map No. 36826 (TR 36826), which is the focus of this Addendum No. 4 to Final EIR 439, is a proposed Schedule "A" subdivision that would implement residential land uses contemplated by SP 327A1 on an approximately 76.6-acre portion of the Specific Plan area. Specifically, TR 36826 proposes to implement the Medium Density Residential (MDR), Medium-High Density Residential (MHDR), and High Density Residential (HDR) land uses allowed pursuant to SP 327A1 within Planning Areas 6, 7, 8, 9, and 10. TR 36826 would subdivide the subject property into 243 MDR lots (minimum lot sizes ranging from 3,650 square feet to 5,400 square feet) and 87 MHDR lots (minimum lot size of 3,600 square feet), and three (3) HDR lots that could ultimately support up to 171 dwelling units. In addition, TR 36826 would provide 41 lettered lots on approximately 23.7 acres for open space, manufactured slope / fuel management / water quality basin land uses, and private roads. TR 36826 also provides for the installation of internal permanent and temporary utility infrastructure (e.g., water lines, sewer lines, storm water drainage facilities) necessary to serve the TR 36826 area, as provided by SP 327A1. Grading on the TR 36826 site will occur as part of the previously approved TR 36825.

Because the proposed TR 36826 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.



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Tentative Tract Map No. 36826

- 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:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - 1. The project will have one or more significant effects not discussed in the previous EIR;
  - 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or
  - 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of 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. 4 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

Tentative Tract Map No. 36826

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 known 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. 42903 (EA 42903) and its associated analyses, the Project would not require major revisions to the previously-certified EIR 439 because the Project would neither result in any significant impacts to the physical environment that were not already disclosed in the EIR 439 nor result in substantial increases in the severity of the environmental impacts previously disclosed in the 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 geology, noise, traffic, and hazards and hazardous materials. 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 *Preliminary Geotechnical Investigation* (Technical Appendix A) and *Supplemental Geotechnical Analysis* (Technical Appendix B), 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;

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Tentative Tract Map No. 36826

2. The *Noise Impact Analysis* (Technical Appendix C), prepared by Urban Crossroads, Inc., analyzed the proposed Project and does not identify any new or more severe noise impacts than previously disclosed in Final EIR 439;
  3. The *Traffic Impact Analysis* (Technical Appendix D), prepared by Urban Crossroads, Inc. analyzed the proposed Project and does not identify any any new or more severe traffic impacts than previously disclosed in Final EIR 439; and
  4. The *Fire Protection Plan* (Appendix E), prepared by Firewise 2000, establishes a fuel modification plan and management plan for the Project and verifies that future residents on-site would not be exposed to substantial wildland fire safety hazards, consistent with the findings of Final EIR 439.
- e. Mitigation measures identified in EIR 439 and Addenda Nos. 1, 2, and 3 thereto, 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 36826, remain appropriate and feasible for the proposed Project.

## **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 42903 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;
- C. The Mitigation Monitoring and Reporting Program that accompanies EA 42903;
- D. Five (5) technical documents that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A – E:
  1. Preliminary Geotechnical Investigation (*Technical Appendix A*), prepared by Advanced Geotechnical Solutions;
  2. Supplemental Geotechnical Analysis (*Technical Appendix B*), prepared by Advanced Geotechnical Solutions;
  3. Noise Study (*Technical Appendix C*), prepared by Urban Crossroads, Inc.;
  4. Traffic Impact Analysis (*Technical Appendix D*), prepared by Urban Crossroads, Inc.; and
  5. Fire Protection Plan (*Technical Appendix E*), prepared by Firewise 2000.
- 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

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Tentative Tract Map No. 36826

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.
- H. Addendum No. 3 to EIR 439 and its accompanying MMRP, and Technical Appendices to Addendum No. 3 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, 12<sup>th</sup> 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 the County of Riverside.

This EIR Addendum will be forwarded, along with EIR 439, to the Riverside County Planning Commission for review as part of their deliberations concerning the proposed Project. A public hearing will be held before the Riverside County Planning Commission to evaluate the merits of the proposed Project and the adequacy of this EIR Addendum. Public comments will be heard at the hearing. At the conclusion of the public hearing(s), the Planning Commission will take action 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 36826 would be sent to the Board of Supervisors as a "Receive and File" action; the Board of Supervisors has the option to pull TR 36826 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:** 42903  
**Project Case Type (s) and Number(s):** TR 36826  
**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 (hereafter called "the Project"):

Tentative Tract Map No. 36826 (TR 36826) is a Schedule "A" tentative tract map that would subdivide an approximately 76.6-acre portion of the Terramor Specific Plan (SP 327A1) property (i.e., Planning Areas 6, 7, 8, 9, and 10) to provide for the development of 501 residential units. TR 36826 would create a total of 330 lots for detached Medium Density Residential and Medium-High Density Residential units. TR 36826 also would create three (3) High Density Residential lots that would accommodate up to 171 units. TR 36826 would create 41 lots for neighborhood park, pocket park, private roads, and community open space (manufactured slope / fuel management / water quality basins) uses. TR 36826 also would provide for the installation of infrastructure improvements on the subject property (e.g., water lines, sewer lines, storm drain facilities). Grading on the TR 36826 site will occur as part of the previously approved TR 36825. TR 36826 is illustrated on Figure 1, *Tentative Tract Map No. 36826*.

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

**C. Total Project Area:** 76.6

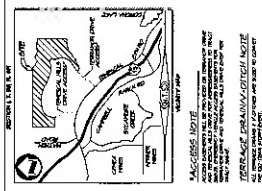
|                                |                  |                                   |  |
|--------------------------------|------------------|-----------------------------------|--|
| <b>Residential Acres:</b> 52.9 | <b>Lots:</b> 333 | <b>Units:</b> 501                 | <b>Projected No. of Residents:</b> 1,508 |
| <b>Commercial Acres:</b> N/A   | <b>Lots:</b> N/A | <b>Sq. Ft. of Bldg. Area:</b> N/A | <b>Est. No. of Employees:</b> N/A        |
| <b>Industrial Acres:</b> N/A   | <b>Lots:</b> N/A | <b>Sq. Ft. of Bldg. Area:</b> N/A | <b>Est. No. of Employees:</b> N/A        |

**Other:** 23.7 acres (41 lots) of neighborhood park, pocket park, open space (manufactured slopes / fuel management / water quality basins), and private roads

**D. Assessor's Parcel No(s):**  
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*.

**SCHEDULE "A"  
TENTATIVE TRACT NO. 36826  
COUNTY OF RIVERSIDE**



**LEGEND**

1. ALL AREAS SHOWN WITH A DOTTED PATTERN ARE TO BE CONSIDERED UNIMPROVED LANDS UNLESS OTHERWISE NOTED.

2. ALL AREAS SHOWN WITH A HATCHED PATTERN ARE TO BE CONSIDERED IMPROVED LANDS UNLESS OTHERWISE NOTED.

3. ALL AREAS SHOWN WITH A DOTTED PATTERN AND A HATCHED PATTERN ARE TO BE CONSIDERED IMPROVED LANDS UNLESS OTHERWISE NOTED.

4. ALL AREAS SHOWN WITH A DOTTED PATTERN AND A HATCHED PATTERN AND A DASHED PATTERN ARE TO BE CONSIDERED IMPROVED LANDS UNLESS OTHERWISE NOTED.

**GENERAL NOTES**

1. THE TRACT IS SHOWN WITH A DOTTED PATTERN UNLESS OTHERWISE NOTED.

2. THE TRACT IS SHOWN WITH A HATCHED PATTERN UNLESS OTHERWISE NOTED.

3. THE TRACT IS SHOWN WITH A DOTTED PATTERN AND A HATCHED PATTERN UNLESS OTHERWISE NOTED.

4. THE TRACT IS SHOWN WITH A DOTTED PATTERN AND A HATCHED PATTERN AND A DASHED PATTERN UNLESS OTHERWISE NOTED.

**ADDITIONAL FIRE MODIFICATION CONSTRUCTION REQUIREMENTS**

1. ALL AREAS SHOWN WITH A DOTTED PATTERN ARE TO BE CONSIDERED UNIMPROVED LANDS UNLESS OTHERWISE NOTED.

2. ALL AREAS SHOWN WITH A HATCHED PATTERN ARE TO BE CONSIDERED IMPROVED LANDS UNLESS OTHERWISE NOTED.

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4. ALL AREAS SHOWN WITH A DOTTED PATTERN AND A HATCHED PATTERN AND A DASHED PATTERN ARE TO BE CONSIDERED IMPROVED LANDS UNLESS OTHERWISE NOTED.

**LEGEND ALSO NOTED**

1. ALL AREAS SHOWN WITH A DOTTED PATTERN ARE TO BE CONSIDERED UNIMPROVED LANDS UNLESS OTHERWISE NOTED.

2. ALL AREAS SHOWN WITH A HATCHED PATTERN ARE TO BE CONSIDERED IMPROVED LANDS UNLESS OTHERWISE NOTED.

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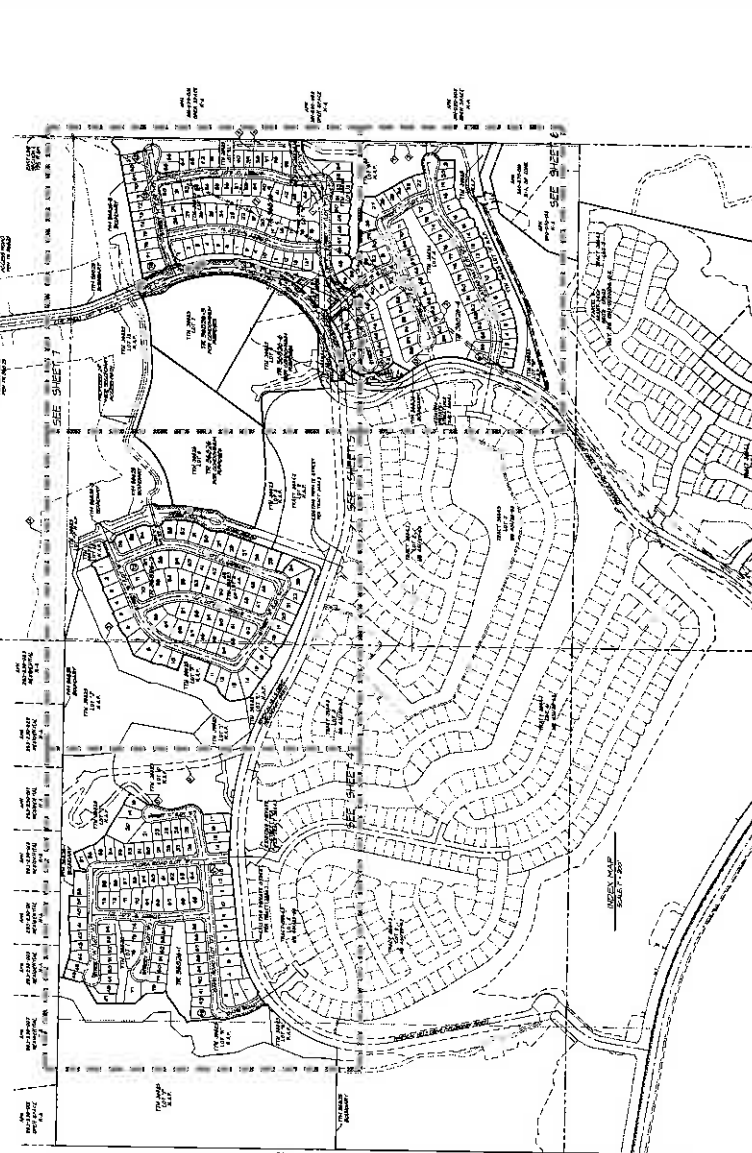
**ADDITIONAL FIRE MODIFICATION CONSTRUCTION REQUIREMENTS**

1. ALL AREAS SHOWN WITH A DOTTED PATTERN ARE TO BE CONSIDERED UNIMPROVED LANDS UNLESS OTHERWISE NOTED.

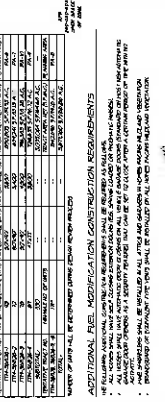
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3. ALL AREAS SHOWN WITH A DOTTED PATTERN AND A HATCHED PATTERN ARE TO BE CONSIDERED IMPROVED LANDS UNLESS OTHERWISE NOTED.

4. ALL AREAS SHOWN WITH A DOTTED PATTERN AND A HATCHED PATTERN AND A DASHED PATTERN ARE TO BE CONSIDERED IMPROVED LANDS UNLESS OTHERWISE NOTED.



| NO. | DESCRIPTION  | AREA (SQ. FT.) | AREA (ACRES) |
|-----|--|----------------|--------------|
| 1   | UNIMPROVED LANDS                                   | 1,234,567      | 28.2         |
| 2   | IMPROVED LANDS                                     | 876,543        | 20.0         |
| 3   | IMPROVED LANDS WITH FIRE MODIFICATION REQUIREMENTS | 432,109        | 9.9          |
| 4   | TOTAL  | 2,543,219      | 58.1         |



**LEGEND ALSO NOTED**

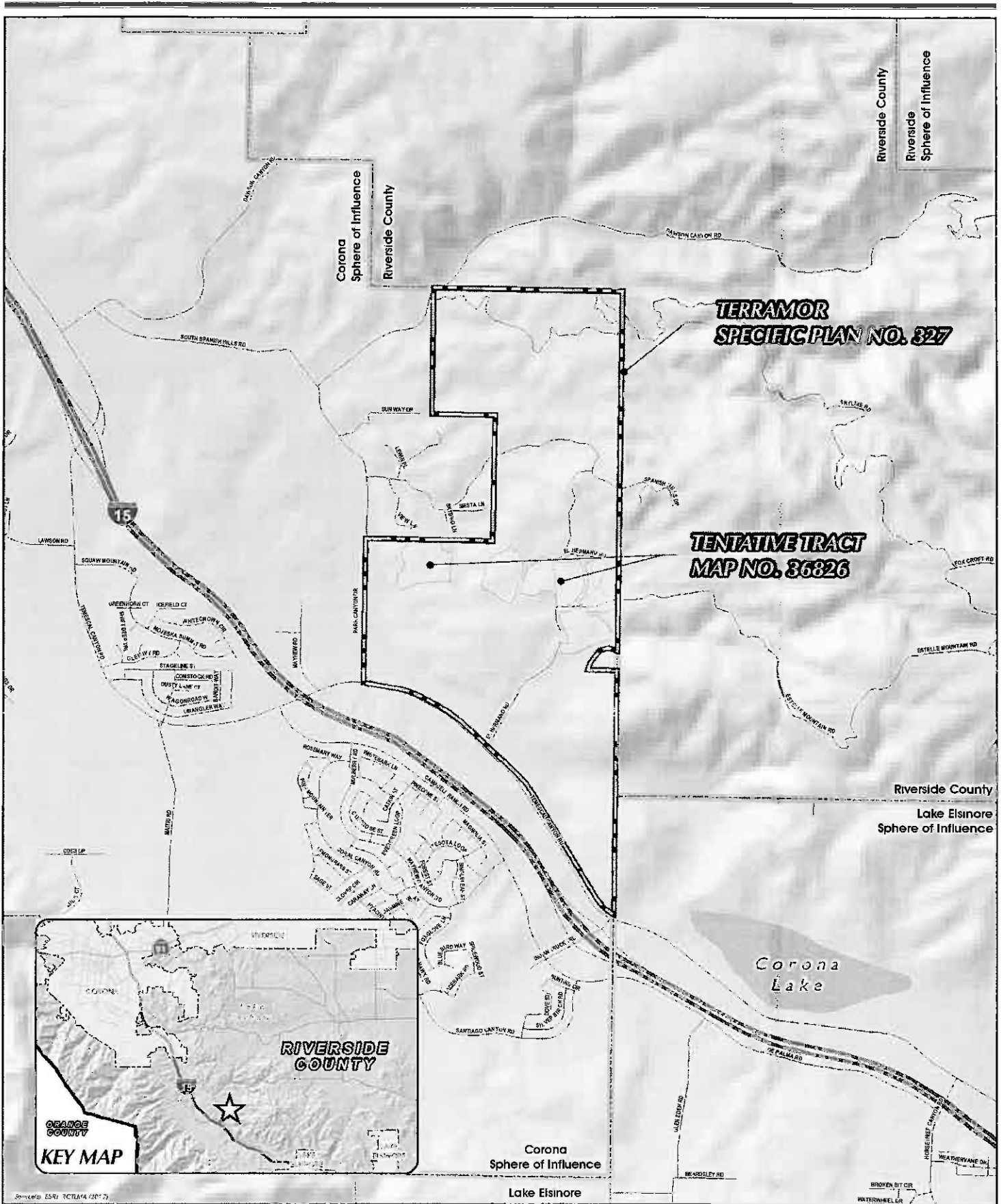
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4. ALL AREAS SHOWN WITH A DOTTED PATTERN AND A HATCHED PATTERN AND A DASHED PATTERN ARE TO BE CONSIDERED IMPROVED LANDS UNLESS OTHERWISE NOTED.

|  |   |  |
|--|---|--|
|  | PREPARED BY:<br><b>TERRAMOR</b><br>4540 MARITIM BLVD. SUITE 600<br>NEWPORT BEACH, CA 92660<br>TEL: (949) 740-9174 | TENTATIVE TRACT NO. 36826<br>(PARTIAL MAP OF)<br>SCHEDULE "A"<br>COUNTY OF RIVERSIDE |
|  | REGISTERED PROFESSIONAL LAND SURVEYOR<br>No. 278  | REGISTERED PROFESSIONAL LAND SURVEYOR<br>No. 278                                     |



**FIGURE 2  
VICINITY MAP**



**F. Section, Township & Range Description or reference / attach a Legal Description:** Section 1, Township 5 South, Range 6 West and Section 36, Township 4 South, Range 6 West, of the San Bernardino Baseline and Meridian; South ½ of the Northeast ¼ of the Southeast ¼ of Section 36, 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 327A1. Farther to the west (outside of the SP 327A1 area) are commercial land uses and vacant land. Farther to the south (outside of the SP 327A1 area) are vacant land, 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 implement land uses that would be consistent with approved SP 327A1 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 with 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 SP 327A1 site is located within the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) criteria area, and a portion of the SP 327A1 will be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside County MSHCP conservation area (although no portion of the Project site will be part of the 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. 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). In addition, the Project is designed to minimize hazards associated with wildfires and 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, and HDR, 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 High Density Residential, Medium Density Residential, Tank Site, Open Space – Recreation, and Open Space – Conservation Habitat to the North as reflected on the Land Use Plan for SP 327; Medium Density Residential, Open Space – Recreation, Open Space- Conservation Habitat, Open Space – Water, and Medium High Density Residential to the South; Light Industrial to the South; Light Industrial, Open Space-Water & Open Space-Conservation to the West; Open Space-Rural, Open Space-Conservation Habitat & Open Space-Water to the East

4. **Overlay(s):** 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. 327A1 (Terramor)

2. **Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect Planning Areas 6, 7, 8, 9, and 10 of SP 327A1.

I. **Existing Zoning:** Specific Plan (SP)

J. **Proposed Zoning, if any:** Same as existing

K. **Adjacent and Surrounding Zoning:** Residential Agriculture (R-A-5) to the north; Specific Plan (SP 327A1) to the north, 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.

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT / NEGATIVE DECLARATION WAS NOT PREPARED**

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

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

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT / NEGATIVE DECLARATION WAS PREPARED**

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

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

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

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

Signature

Date

Deborah Bradford

For Charissa Leach, Assistant TLMA  
Director

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 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, 2, and 3 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 327A1 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 |
|--|------------------------------------|---|----------------------------------|--|
| <b>AESTHETICS</b> Would the project  |                                    |   |                                  |  |
| <b>1. Scenic Resources</b>   |                                    |   |                                  |  |
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |

Source: EIR 439, Section VI.L “Aesthetic Resources”; SP 327A1; 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 May 4, 2017); 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 existing suburban, industrial, and mining development visible 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 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 involve residential development consistent to the land uses designated in SP 327A1. The Project would be required to comply with applicable SP 327A1 development

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

standards and design guidelines, including architecture and landscaping standards and guidelines, to ensure that development on the Project site is visually appealing. Accordingly, implementation of the proposed Project would not result in any new or more severe impacts upon a scenic highway corridor than was previously disclosed in EIR 439 or the Addenda thereto.

b) EIR 439 concluded that build out of SP 327 would result in less-than-significant impacts to scenic resources because planned development would be clustered in the central portion of the SP 327 property and would include extensive landscaped areas. These design features would buffer planned development from off-site public viewing areas and reduce the perceived scope and scale of development. Addendum No. 1 concluded that SP 327A1 would not result in greater or more severe impacts to scenic resources than disclosed in EIR 439 because the amended SP would not substantially damage scenic resources and would preserve substantial open space to provide a natural appearance. Also, SP 327A1 would incorporate development standards and design guidelines to ensure future development is visually attractive.

Development activities proposed by the Project would be required to comply with applicable development standards and design guidelines from SP 327 to ensure that residential development on the Project site is visually appealing. Because the Project would be consistent with approved SP 327A1, implementation of the Project would not result in any new or more severe impacts to scenic resources than previously disclosed in EIR 439 and Addendum No. 1.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) 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, 2, and 3).

**2. Mt. Palomar Observatory**

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

Source: EIR 439, Section VI.L "Aesthetic Resources"; SP 327A1; Addendum No. 1; Ord. No. 655 (Regulating Light Pollution); Temescal Canyon Area Plan Figure 6, "Mount Palomar Nighttime Lighting Policy"; Elsinore Area Plan Figure 6, "Mount Palomar Nighttime Lighting Policy"

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 minimizes potential adverse effects on observations at the Mt. Palomar Observatory (e.g., types of lamps, hours of operation, shielding devices). In addition, the proposed Project would be required to comply with the applicable design standards contained within SP 327A1 to minimize contributions to sky glow, including but not limited to restrictions on up-lighting and requirements to minimize lamp wattage and utilize shielding (refer to

| 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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

SP 327A1, Section IV.C.2, Lighting). Mandatory compliance with Ordinance No. 655 and implementation of the design measures within SP 327A1 related to outdoor lighting fixtures would ensure that the proposed Project would not contribute substantial amounts of light pollution (i.e., sky glow) which could interfere with nighttime use of the Mt. Palomar Observatory. Impacts would be less-than-significant.

**Mitigation:** Mitigation is not required.

**Monitoring:** Mitigation is not required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

**Source:** 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 proposes 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 327A1 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.

**Mitigation:** No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) 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, 2, and 3).

|  | 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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**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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 Farmland, to non-agricultural use?

Source: 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 May 4, 2017); 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 |
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Farmland to non-agricultural use. No impact would occur. This conclusion is consistent with the information disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Mitigation is not 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?

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?

Source: EIR 439, Section VI.J "Biological Resources"; Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas"; RCIT; Project Application Materials

Findings of Fact:

a, b & c) The Project site does not contain any forest land, is not zoned for forest resources, nor is it identified as containing forest resources by the Riverside County General Plan. There are no components of the proposed Project that could result in the conversion of forest resources to non-forest use, either directly or indirectly. No impact would occur. Although the specific topic of "Forest" was not evaluated in EIR 439, the EIR disclosed extensive information about the property's existing conditions and surrounding environment, including vegetation types, to reasonably conclude that the property and immediately surrounding area do not contain forest lands and that development of the SP would have no adverse effects on forests.

Mitigation: Mitigation is not required.

Monitoring: Mitigation 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?

|   | 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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| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?  | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?  | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| f) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |

Source: EIR 439, Section VI.E, "Air Quality"; Appendix E to EIR 439 "Air Quality Impact Analysis" (Urban Crossroads, 2004); Addendum No. 1; SCAQMD 2016 Air Quality Management Plan; 1997 SCAQMD Air Quality Management Plan; SCAQMD CEQA Air Quality Handbook 1993; SCAQMD Rule 1113; California Building Standards Code; Google Earth (accessed May 4, 2017)

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 four (4) updates to the AQMP, including the 2016 AQMP on March 3, 2017. 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 and the 2016 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 SP 327A1 would not conflict with the 1997 AQMP because the land plan for SP 327A1 would be consistent with the regional growth projections contained within the 1997 AQMP. SP 327A1 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

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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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eliminating an on-site commercial retail center originally planned by SP 327. The Project would implement the second phase of SP 327A1 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 327A1. 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 2016 AQMP is the applicable air quality plan for the Project area. This AQMP is based on assumptions/information provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments. The proposed Project's consistency with the 2016 AQMP is discussed below. Criteria for determining consistency with the 2016 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 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 SP 327A1 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 develop Phase 2 or SP 327A1. The land uses proposed by the Project are consistent with SP 327A1's Land Use Plan. The Project's construction and operational activities would not be more intense and would not generate more air pollution than the 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.

- Consistency Criterion 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 2016 AQMP for projecting future emissions levels are based on SCAG's regional population estimates, which are based on local general plans and specific plans. Projects

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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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that propose general plan amendments, specific plan amendments, and/or changes of zone that alter land uses and/or development intensity would deviate from SCAG's regional population estimates and may result in stationary area source or mobile source emissions that exceed projections contained within the AQMP. As concluded in Addendum No. 1, SP 327A1's land plan would not substantially exceed assumptions in the AQMP and would be consistent with Consistency Criterion No. 2. The Project would implement the second phase of SP 327A1's Land Use Plan; no changes to the approved Specific Plan would occur as a result of the Project. As such, the Project would be consistent with the growth assumptions used 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 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 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 to 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 second phase of SP 327A1's Land Use Plan. No component of the Project is more intense than contemplated by SP 327A1 or than 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.

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

| 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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(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 construct residential land uses on the subject property. Residential 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.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) 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, 2, and 3).

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

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

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

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

|  | 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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Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: 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); Addendum No. 3 Appendix A, "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 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 SP 327 site. The MOU is appended to certified EIR 439 as Appendix G-10. Approved Joint Project Review 06 03 27 01 for SP 327 determined that the original SP 327 was consistent with the MSHCP so long as future development was consistent with the MOU.

A MSHCP Consistency Report was prepared by Helix Environmental Planning to evaluate 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 SP 327A1 was consistent with, and exceeded, the conservation criteria specified in the MOU because SP327A1 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 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 SP 327A1 was consistent with the MSHCP, and would not result in any new or more severe impact that was not disclosed in EIR 439.

The Project would implement the second phase of SP 327A1's Land Use Plan and would not result in any physical impacts that were not previously disclosed in EIR 439 or the Addenda thereto. (Mass grading on the Project site will occur as part of the previously approved TR 36825, which was the subject of the analysis in Addendum No. 3. As disclosed in Addendum No. 3, TR 36825 will not conflict with the MSHCP.) Because the County determined SP 327A1 was consistent with the MSHCP, the proposed Project – as an implementing action of SP 327A1 – also would be consistent with the MSHCP. Furthermore, the Project would continue to be required to comply with the original

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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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MOU for SP 327. 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, SP 327 would impact two sensitive plant species, Coulter's matilija poppy and many stemmed dudleya; 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. Addenda Nos. 1 and 3 determined that SP 327A1 would impact both 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 implement the second phase of the SP 327A1 Land Use Plan and would not result in any physical impacts that were not previously disclosed in EIR 439 or the Addenda thereto. 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. Addenda Nos. 1 and 3 determined that SP 327A1 would not result in any new or more severe impacts to special-status wildlife species than disclosed in EIR 439 because SP 327A1 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 Project would implement the second phase of SP 327A1's Land Use Plan and would not result in any physical impacts that were not previously disclosed in EIR 439 or the Addenda thereto. Accordingly, the proposed Project would not result in 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. Addenda Nos. 1 and 3 concluded that SP 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 implement the second phase of SP 327A1's Land Use Plan and would not result in any physical impacts that were not previously disclosed in EIR 439 or the Addenda thereto. 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 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, Addenda Nos. 1 and 3 concluded 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 would implement the second phase of SP 327A1's Land Use Plan and would not result in any physical impacts that were not previously disclosed in EIR 439 or the Addenda thereto. 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.

| 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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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 Project would implement the second phase of SP 327A1's Land Use Plan and would not result in any physical impacts that were not previously disclosed in EIR 439 or the Addenda thereto. 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.

**Mitigation:** No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) 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, 2, and 3).

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

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

**Source:** 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 El 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 327A1 (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 327A1 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



| 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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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 327A1 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 second phase of SP 327A1's Land Use Plan development area and would not result in physical impacts to historic-era structures 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.

**9. Archaeological Resources**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: 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 Specific Plan 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 SP 327A1 would not result in any new or more severe impact to archaeological resources beyond what was previously disclosed in EIR 439 because SP 327A1 would preserve CA-RIV-1089 within an undisturbed open space area, similar to the originally-approved SP

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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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land plan. Additionally, 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 327A1 site would be properly identified and treated.

The Project proposes residential development consistent with the SP 327A1's Land Use Plan. 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. Notwithstanding, 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, nor 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 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 Specific Plan area 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 that requires archaeological monitoring during specific construction activities to ensure that any archaeological resources (including religious or sacred uses) that may be discovered within the Specific Plan area during construction would be properly identified and treated. This requirement would apply to the proposed Project and would be incorporated into 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 and 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 (emphasis added); or

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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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(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 within the Specific Plan area.

Regarding Item 2, above, EIR 439 disclosed that the Specific Plan area 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 Specific Plan property during archaeological field surveys or recorded on the property in archaeological archival databases. EIR 439 also disclosed that the Specific Plan area 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 Specific Plan area contained important tribal resources or that the site 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 Specific Plan area for thousands of years and that place-names of important cultural sites have survived through the present-day oral tradition; therefore, had the Specific Plan area 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 Specific Plan area contained important tribal resources, either.) As such, information regarding tribal cultural resources and 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 would implement the second phase of SP 327A1's Land Use Plan. 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 an 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.

| 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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Monitoring: Monitoring shall occur as specified in EIR 439.

**10. Paleontological Resources**

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

Source: 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. Mitigation included in EIR 439 required SP 327 to implement a paleontological monitoring program to ensure that potential impacts to paleontological resources would be less than significant.

Subsequent to certification of EIR 439, a Paleontological Resources and Monitoring Assessment report was prepared for the SP 327A1 property by Brian F. Smith and Associates. As documented in Addendum No. 1, Brian F. Smith and Associates concluded the likelihood of finding fossiliferous materials within the Specific Plan area during excavation and/or mass grading activities is very low due to the lack of known fossil deposits in the local area and the composition of the soils within the Specific Plan area (which are rocky and lack the sedimentary accumulation necessary for fossil deposits). Accordingly, Addendum No. 1 concluded that implementation of SP 327A1 would not directly or indirectly destroy a unique paleontological resource, and that the mitigation imposed by EIR 439 was unnecessary.

Based on the findings of Addendum No.1, there is no potential for the Project to directly or indirectly destroy a unique paleontological resource because the geologic properties of the Specific Plan area, including the Project site, are not conducive to the creation of fossils. No mitigation is required. Accordingly, implementation of the Project would not result in a new or more severe impact to paleontological resources than disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

**GEOLOGY AND SOILS** Would the project

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

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

|  | 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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|--|------------------------------------|---|----------------------------------|--|

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: 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

Findings of Fact:

a & b) As disclosed in EIR 439, the Specific Plan area 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 327A1 would have no potential to expose people or structures to potential adverse effects resulting from a fault hazard zone, and there is no potential for fault rupture within the Specific Plan area.

The Project site was evaluated for geologic hazards, including hazards related to seismic faulting, by Advanced Geotechnical Systems (Technical Appendix A 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 people or structures on the Project site 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.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) to mitigate impacts to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

**12. Liquefaction Potential Zone**

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

Source: 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)

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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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**Findings of Fact:**

a) EIR 439 evaluated the potential of seismic-related ground failure, including liquefaction, within the Specific Plan area, 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 327A1. Accordingly, Addendum No. 1 concluded that implementation of 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 36826 (refer to Technical Appendix A to this EIR Addendum). The analysis 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 construction recommendations contained in the Project’s geotechnical report have been incorporated into the Project’s design to reduce the risk of seismic-related ground failure due to liquefaction. The County also has made the site-specific 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**

a) Be subject to strong seismic ground shaking?

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)

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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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**Findings of Fact:**

a) As disclosed in EIR 439, the Southern California region is seismically active and development within the Specific Plan 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 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 327A1 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 327A1.

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 California Building Code and applicable County Ordinances (as disclosed in EIR 439). The California Building Code is designed to ensure that buildings and other structures resist collapse and substantial adverse effects associated with strong seismic ground shaking. Accordingly, with mandatory compliance to the California Building Code and applicable County Ordinances, ground shaking impacts would be less than significant and no mitigation is required. This conclusion is consistent with the finding of EIR 439.

**Mitigation:** No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) to mitigate ground-shaking zone impacts continue to apply to the proposed Project.

**Monitoring:** Monitoring shall occur as specified in EIR 439.

**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:** 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)

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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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Findings of Fact:

a) EIR 439 concluded that with the incorporation of the design recommendations of the geotechnical investigation prepared for SP 327, the Specific Plan 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, SP 327A1 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 described in EIR 439 would continue to apply to SP 327A1 and would ensure that substantial adverse effects associated with unstable soils do not occur.

Advanced Geotechnical Solutions performed a detailed evaluation of the Project site's underlying soils in support of proposed TR 36826 (refer to Technical Appendix A 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 approval, potential impacts associated with unstable soils, landslides, lateral spreading, collapse, or rockfall hazards would not occur. 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.

**15. Ground Subsidence**

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

Source: 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 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) As disclosed in EIR 439 and Addendum No. 1, the likelihood of ground subsidence within the Specific Plan area is low, with the exception of the areas within the Temescal Wash. Application of site-specific geotechnical recommendations prepared for SP 327A1, as discussed in EIR 439 and Addendum No. 1, as well as mandatory compliance of applicable building codes would preclude any hazards related to ground subsidence.



| 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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

Based on the results of a geotechnical investigation of the Project site, Advanced Geotechnical Solutions determined that the likelihood of ground subsidence is very low due to the presence of dense geologic materials underlying the subject property. Also, the Project's design incorporates the site-specific grading and construction recommendations contained in the Project's geotechnical report – which the County has made conditions of Project approval to assure their implementation – to further reduce the potential for ground settlement on the Project site. Accordingly, the Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and impacts would be less than significant. The Project would not result in new or more severe ground-subsidence-related impacts beyond what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

**16. Other Geologic Hazards**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: EIR 439, Section VI.A, "Geology and Seismicity"; Addendum No. 1; Google Earth (accessed May 5, 2017); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

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. Slopes**

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

Source: 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

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

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, SP 327A1 would reduce the Specific Plan's development footprint by 32 acres as compared to the original SP approval and would, therefore, reduce changes to the Specific Plan area's topography and ground surface relief features.

The Project, which comprises the second development phase of SP 327A1, 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.

b) As evaluated in EIR 439, SP 327 planned to construct slopes with gradients greater than 2:1 and/or heights higher than 10 feet. SP 327 was conditioned to comply with the recommendations of the geotechnical report for SP 327 (T.H.E. Soils Co., 2001), applicable building codes, and Riverside County ordinances during the engineering design and construction of slopes with gradients greater than 2:1 or heights higher than 10 feet. In addition, SP 327 was conditioned to provide Riverside County with a slope stability report prior to the issuance of grading permits that demonstrates that all manufactured slopes with gradients steeper than 2:1 or heights higher than 10 feet meet minimum safety regulations.

The proposed Project would contain manufactured slopes higher than 10 feet (with manufactured slopes approximately 60 feet in height) and gradients steeper than 2:1 (the steepest gradient would be constructed at a gradient of 1.5:1). The stability of proposed manufactured slopes was evaluated by Advanced Geotechnical Solutions (Technical Appendix B to this EIR Addendum). As part of this analysis, Advanced Geotechnical Solutions concluded that the manufactured slopes on the Project site would be stable with implementation of site-specific grading and construction recommendations, including recommendations on slope design, minimum soil compaction standards, and construction materials, which are similar in character to the recommendations originally disclosed in EIR 439. These site-specific geotechnical recommendations have been incorporated into the Project design and have been made conditions of Project approval to assure their implementation. With mandatory compliance to the Project's conditions of approval, potential hazards associated with manufactured slopes would not occur. The Project would not result in new or more severe impacts related to manufactured slopes beyond what was previously disclosed in EIR 439.

c) As disclosed in EIR 439, two (2) septic systems are located within the Specific Plan area. However, these septic systems are connected to existing structures that are abandoned and will be removed from the site when the development of the Project begins. Therefore, development of the Project would not result in grading that affects or negates subsurface sewage disposal systems. Implementation of the Project would not result in any impacts that were not previously disclosed in EIR 439, nor would the Project increase the severity of impacts previously disclosed in EIR 439.

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 |
|--|------------------------------------|---|----------------------------------|--|
| <b>18. Soils</b>   |                                    |   |                                  |  |
| a) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?                          | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |

Source: 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); 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 SP 327A1 would not increase the severity of erosion-related impacts disclosed in EIR 439 because SP 327A1 would have a similar grading footprint and earthwork quantities as the original SP 327 approval.

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 Specific Plan area 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 A to this EIR Addendum). The Project's mandatory compliance with the recommendations contained within the site-specific geotechnical investigation, 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 does not propose the use of septic systems. As such, 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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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.

**Mitigation:** No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) to mitigate soils impacts continue to apply to the proposed Project.

**Monitoring:** Monitoring shall occur as specified in EIR 439.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

**Source:** EIR 439, Section VI.B, "Soils, Slopes, and Erosion"; EIR 439, Section VI.C, "Hydrology, Flooding & Drainage"; Addendum No. 1; Addendum No. 3; Addendum No. 3 Appendix F Project Specific Water Quality Management Plan (Adkan Engineers, 2015); Project Application Materials

**Findings of Fact:**

a) As concluded by EIR 439 and Addendum No. 1, erosion-related impacts within the Specific Plan area would be less than significant with the incorporation of mandatory conditions of approval requiring compliance with NPDES program (including the conditions that would be issued by the Regional Water Quality Control Board to further reduce the potential for substantial erosion from the Project site) and applicable Riverside County ordinances. Furthermore, Addendum No. 3 disclosed the Best Management Practices (BMPs) that would be constructed on the Project site to minimize water-borne erosion and siltation (also refer to Technical Appendix F to Addendum No. 3). There are no components of the Project that would alter the BMPs disclosed in Addendum No. 3 or degrade their performance, and a condition of approval would be applied to the Project to ensure that on-site BMPs remain operational and well maintained. There are no components of the Project that would increase short- and/or long-term erosion impacts beyond those disclosed in EIR 439 or the Addenda thereto. Therefore, through mandatory compliance with conditions of approval and compliance with the NPDES program (including the conditions issued by the Regional Water Quality Control Board), the Project would result in less than significant erosion-related impacts. This conclusion is consistent with the findings of EIR 439 and Addenda Nos. 1 and 3.

**Mitigation:** No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) to mitigate erosion impacts 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 Mitigation Incorporated | Less Than Significant New Impact | No Substantial Change from Analysis in EIR 439 |
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**20. Wind Erosion and Blows and from project either on or off site.**

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion"; Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"; Project Application Materials

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 blows and 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 blow sand impacts beyond what was disclosed as part of EIR 439.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) to impacts related to wind erosion and blows 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**      
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: 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 this topic was not specifically addressed in EIR 439, GHG emissions and the issue of global climate change do not represent new information of substantial importance which was not

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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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known and could not have been known at the time that EIR 439 was certified. Information on the effect of GHG emissions on climate was known long before the County of Riverside certified EIR 439. Global climate change and GHG emissions were identified as environmental issues 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. Global climate change also was addressed in a widely-published series of reports by the Intergovernmental Panel on Climate Change (IPPC) dating back to the 1990s, including IPPC'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 global climate change and its relationship to GHG emissions was available with the exercise of reasonable diligence at the time EIR 439 was certified in 2006.

Furthermore, EIR 439 analyzed air quality impacts associated with buildout of SP 327, inclusive of carbon dioxide (CO<sub>2</sub>) and other GHG emissions. The PSP EIR also addressed vehicle emissions (both construction and operational) and operational emissions from energy consumption, which are the most common sources of GHG emissions. 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 § 21167I. Pursuant to CEQA case law and CEQA Guidelines § 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 was certified.

Addendum No. 1 made minor revisions to EIR 439 to adequately address GHG emissions associated with SP 327A1. As disclosed in Addendum No. 1, SP 327A1 would generate approximately 25,703.08 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2</sub>e) per year, or approximately 24.6% less annual GHG emissions than the original SP 327 approval. Because SP 327A1 would not achieve the County's reduction target of 25% below business as usual (BAU, based on the County's Draft Standard Operating Procedure), Addendum No. 1 added a new mitigation measure to EIR 439 (MM AQ-13) to require SP 327A1's implementing projects to reduce annual GHG emissions on a project-wide basis to no more than 25,577 MTCO<sub>2</sub>e per year, which equates to a 126 MTCO<sub>2</sub>e 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. As disclosed in Addendum No. 2, by incorporating specific water-efficient design features into project-level development proposals, SP 327A1 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 SP 327A1 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);

| 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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- 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
- Renewable Portfolio Standards (SB 1078).

The Project would implement the second phase of SP 327A1's Land Use Plan. The Project does not contain any land uses that were not previously evaluated in Addenda Nos. 1 and 2, and no component of the Project is more intense than what was evaluated in Addenda Nos. 1 and 2. The Project would be required to comply with all applicable mitigation measures from EIR 439 (as updated by Addenda Nos. 1, 2, and 3) 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 the Addenda thereto.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) 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, 2, and 3).

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

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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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Source: 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 May 8, 2017); EnviroStor Database (accessed May 8, 2017); DTSC Cortese List; Project Application Materials

Findings of Fact:

a & b) As concluded in EIR 439, SP 327 would not develop land uses 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. 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 within the Specific Plan area. 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 project-specific 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 SP 327A1 would not include land uses that would store, transport, or dispose of hazardous materials. Accordingly, Addendum No. 1 concluded that 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 proposed Project would implement the second phase of SP 327A1's Land Use Plan. The land uses proposed by the Project are identical to those planned by SP 327A1, and would not include any land uses that would store, transport, or dispose of hazardous materials. The Project would remove an existing, abandoned residence and ancillary structures located on the Project site (in Planning Area 10). As disclosed in EIR 439 and Addendum No. 1, removal of these man-made features from the Project site would not expose the public to substantial adverse effects related to hazards and hazardous materials because the construction contractor would be required to comply with all applicable federal, State, and local regulations related to the handling, removal, and disposal 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 |
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hazardous materials. Accordingly, the Project would not increase the potential for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment beyond what was previously disclosed in EIR 439 and Addendum No. 1.

c) EIR 439 did not identify the Specific Plan area as an emergency evacuation route in any emergency response plans or emergency evacuation plans. No evacuation routes have been identified on or near the Specific Plan area since EIR 439 was certified in 2006; therefore, there has been no change in circumstance. Accordingly, the Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. This conclusion is consistent with the finding of EIR 439.

d) As disclosed in EIR 439, the Specific Plan area is not located within one-quarter mile of an existing or proposed school. The nearest school site is located approximately 0.5-mile from the Specific Plan area (Todd Elementary School). Therefore, there is no potential for the proposed Project to emit or handle hazardous substances within 1/4-mile of an existing or planned school, because no such school sites exist. No impact would occur. This conclusion is consistent with the finding of EIR 439.

e) As originally disclosed in EIR 439 and confirmed by a review of databases compiled by the California Department of Toxic Substances Control, the California State Water Resources Control Board, and the California Environmental Protection Agency, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, the Project would not be located on a hazardous materials site and would not create a significant hazard to the public or the environment. No impact would occur. Implementation of the Project would not result in a new or more severe impact than previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

**23. Airports**

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: EIR 439, Section V, "General Plan Consistency Analysis"; EIR 439, Section VII.A, "Circulation and Traffic;" Addendum No. 1; Riverside County General Plan Figure S-19 "Airport Locations"; RCIT; Google Earth (accessed May 8, 2017)

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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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**Findings of Fact:**

a, b, c & d) Potential impacts to public airports were addressed in EIR 439, which concluded that such impacts would not occur because the Specific Plan area is not located within close proximity to any public or private airports and is not under the purview of any airport master plan. No public airports or private airstrips have been constructed in the vicinity of the Project site since EIR 439 was certified in 2006. Accordingly, the Project has no potential to create an inconsistency with any airport master plan; would not require review by an Airport Land Use Commission; and would not be subject to safety hazards associated with the routine operation of public or private airports in the nearby area. This conclusion is consistent with the information disclosed in EIR 439.

**Mitigation:** Mitigation is not required.

**Monitoring:** Monitoring is not 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:** EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards"; Addendum No. 1; Conceptual Fire Protection Plan (Firewise 2000, 2014); Riverside County General Plan Figure S-11 "Wildfire Susceptibility"; Temescal Canyon Area Plan Figure 11 "Wildfire Susceptibility"; Elsinore Area Plan Figure 11 "Wildfire Susceptibility"; Fire Protection Plan (Firewise 2000, 2017); Project Application Materials

**Findings of Fact:**

As reported in EIR 439, the Specific Plan area is located within a high fire hazard area and a fuel modification program consistent with County requirements, including Ordinance No. 787 (Uniform Fire Code), would be required by implementing development to protect future on-site residents from wildland fire hazards. SP 327A1 provides area of fuel modification in accordance with County standards (including defensible space planning at locations where residential areas would interface with areas of natural vegetation) notwithstanding, Addendum No. 1 disclosed that fuel modification areas would be refined based on the precise location of future homes by the fire protection plans(s) that would accompany implementing development proposals (i.e., tentative tract maps) pursuant to Ordinance No. 787 and the conditions of approval for SP 327A1 (SP 327A1 Condition of Approval 10.Fire 006).

A Fire Protection Plan has been prepared for the proposed Project and approved by the Riverside County Fire Department (Technical Appendix E to this EIR Addendum). The Fire Protection Plan identifies the specific locations of fuel modification areas on the Project site and establishes requirements for allowable, fire-resistant plant materials, plant spacing, irrigation, and maintenance (e.g., pruning, thinning) at locations where development would interface with areas of natural vegetation. The Fire Protection Plan has been incorporated into the Project's design, and a condition of approval has been placed on the Project to ensure development on-site complies with its Fire Protection Plan. Mandatory compliance with the Fire Protection Plan would ensure that wild land fire

| 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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hazards affecting the Project site would be less than significant. Implementation of the proposed Project would not result in any new or more severe significant fire hazard impacts on the Project site than previously disclosed in EIR 439 or Addendum No. 1.

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 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 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?

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: 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); Addendum No. 3 Appendix F Project Specific Water

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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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Quality Management Plan (Adkan Engineers, 2015); Addendum No. 3 Appendix E 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 SP 327A1 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 a portion of SP 327A1's planned storm water drainage system. Because the Project would not construct the entire SP 327A1 storm water drainage system (the Project comprises the second of three development phases for SP 327A1), 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 327A1. A Preliminary Drainage Study was prepared for the Project site and demonstrates that the performance of the permanent and interim storm water drainage facilities proposed for the Project site would be consistent with the planned SP 327A1 storm water drainage system (refer to Addendum No. 3 Appendix E). 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 of approval imposed on SP 327 would continue to apply to SP 327A1 and its implementing actions, including 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 post-construction 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 site is provided as Technical Appendix F to Addendum No. 3. 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 the site. Mandatory compliance with the SWPPP and WQMP, as assured through the County's 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.

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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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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 327A1, which was determined in 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.

e & f) The Project site is not located within a federally-mapped 100-year flood hazard area; however, a small portion of the Project site is located within a 100-year flood prone area ("Awareness Floodplain") as mapped by the California Department of Water Resources (DWR). As previously described in response 26(a), below, the storm drain system for SP 327A1 is designed to capture all stormwater runoff entering and originating within the Specific Plan area and safely convey these stormwater runoff flows downstream. Mass grading on the Project site will occur in accordance with approved TR 36825. The grading activities performed by TR 36825 will remove the Project site from the DWR's Awareness Floodplain. Pursuant to conditions of approval for TR 36825 (i.e., 50.Flood RI 10 and 60.Flood RI.02), a study will be provided to the County demonstrating that the Project site is no longer subject to flooding associated with the DWR Awareness Floodplain before construction of residential structures can commence on the Project site. Accordingly, the Project would not place structures, including residences, within a 100-year flood hazard area and the Project would not place structures within a 100-year flood hazard area that would impede or redirect flood flows and cause flooding on- or off-site. The Project would not result in any new or more severe impacts than previously disclosed in EIR 439.

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.

| 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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**Mitigation:** 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 water quality continue to apply to the proposed Project.

**Monitoring:** Monitoring shall occur as specified in EIR 439.

**26. Floodplains**

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

| NA - Not Applicable <input checked="" type="checkbox"/>  | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> |
|--|---|---|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/>                          | <input checked="" type="checkbox"/>     |
| b) Changes in absorption rates or the rate and amount of surface runoff?   | <input type="checkbox"/>                          | <input checked="" type="checkbox"/>     |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?   | <input type="checkbox"/>                          | <input checked="" type="checkbox"/>     |
| d) Changes in the amount of surface water in any water body?   | <input type="checkbox"/>                          | <input checked="" type="checkbox"/>     |

**Source:** 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"; Addendum No. 3 Appendix E 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 Specific Plan area. Similarly, Addendum No. 1 concluded that SP 327A1 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 a portion of the planned storm water drainage system for SP 327A1. Because the Project would not construct the entire SP 327A1 storm water drainage system (the Project comprises the second of three development phases for SP 327A1), 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 site and demonstrates that the performance of the permanent and interim storm water drainage facilities proposed for the Project site would be consistent with the planned SP 327A1 storm water drainage system (refer to EIR Addendum Appendix E). Therefore, the Project would not substantially alter the existing drainage pattern of the

| 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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

subject property in any way that could result in substantial on- or off-site flooding. 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 Specific Plan area that abuts the Temescal Wash is within the Dam Inundation Area for Lee Lake. EIR 439 concluded that flood hazard risks associated with the failure of Lee Lake would be less than significant because all areas within the Specific Plan area located in the Dam Inundation Area would be retained as open space – no habitable structures would be located within the Dam Inundation Area. The Project site is generally located in the north-central portion of the Specific Plan 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 not be a substantial increase in the amount of surface water in downstream water bodies. Impacts would be less than significant, which is the same conclusion drawn by EIR 439 and Addendum No. 1.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) to mitigate impacts related to Floodplains continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

**LAND USE / PLANNING** Would the project

| 27. Land Use   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: SP 327; EIR 439, Section V, "General Plan Consistency Analysis"; SP 327; Addendum No. 1; Riverside County General Plan; City of Corona General Plan; Project Application Materials

Findings of Fact:

a) The Project would implement the second of SP 327A1's three development phases. The land uses proposed by the Project are identical to the land uses shown on SP 327A1's Land Use Plan, which were evaluated in Addendum No. 1. As concluded in Addendum No. 1, development of SP 327A1 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.

| 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) The Project site 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 the original SP 327 proposal. Similarly, Addendum No. 1 concluded that implementation of SP 327A1 would result in a less-than-significant effect to the Sphere of Influence of the City of Corona. The Project would develop residential land uses on the Project site pursuant to the approved Land Use Plan for SP 327A1. 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?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source: EIR 439, Section V, "General Plan Consistency Analysis"; SP 327; Riverside County General Plan; Temescal Canyon Area Plan; Elsinore Area Plan; 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 327A1 (Ordinance No. 348.4797). The Project would implement the second phase of development for SP 327A1 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 Specific Plan area 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 327A1 also would be compatible with surrounding land uses and zoning. The proposed Project would implement the land plan provided by SP 327A1 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 327A1, which was determined by Addendum No. 1 to be consistent with the General Plan. The proposed Project is fully consistent with the land use



| 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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

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.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

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

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

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: 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 the Specific Plan area does not contain 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 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.

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

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 would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: EIR 439, Section VI.D, "Noise"; Addendum No. 1; Riverside County General Plan Figure S-19 "Airport Locations"; Google Earth (accessed May 9, 2017)

Findings of Fact:

a & b) Consistent with information disclosed in EIR 439, the Project site is not located within an airport influence area or within two miles of a public or private airport or airstrip. As such, the proposed Project could not expose people residing in the Project area to excessive noise levels associated with airports or airstrips. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

**31. Railroad Noise**

NA  A  B  C  D

Source: EIR 439, Section VI.D, "Noise"; Addendum No. 1; Riverside County General Plan Figure S-19 "Airport Locations;" Google Earth (accessed May 9, 2017)

Findings of Fact:

There are no active railroad corridors in the vicinity of the Project site. Accordingly, and consistent with the information disclosed in EIR 439, there is no potential for the Project to expose people residing in the Project area to excessive railroad noise.

| 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:** Mitigation is not required.

**Monitoring:** Monitoring is not required.

**32. Highway Noise**

NA     A     B     C     D                

**Source:** SP 327; EIR 439, Section VI.D, "Noise"; EIR 439, Appendix D, "Temescal Hills Specific Plan Noise Analysis (Urban Crossroads, 2004); Noise Impact Analysis (Urban Crossroads, 2017); Google Earth (accessed May 9, 2017); Project Application Materials

**Findings of Fact:**

The Specific Plan area is located approximately 0.2-mile north of I-15 (the Project site is located in the northern portion of the Specific Plan area and is located approximately 1 mile north of I-15). Neither EIR 439 did not identify any significant, adverse effects to future residents within the Specific Plan area due to noise from I-15. A noise impact analysis prepared for the Project confirmed the findings of EIR 439: the Project site would not be exposed to substantial highway noise nor would the Project substantially increase noise levels along I-15. Therefore, the Project would not result in any new or more severe impacts due to highway-related noise than previously disclosed in EIR 439 or Addendum No. 1.

**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 Earth (accessed May 9, 2017)

**Findings of Fact:**

EIR 439 did not identify any other sources of noise that have the potential to expose people residing within the Specific Plan area to excessive noise. No new, off-site sources of substantial noise have been constructed in the Project vicinity since EIR 439 was certified in 2006 and a noise impact analysis prepared for the Project did not identify any existing sources of substantial noise in the Project site vicinity. Therefore, no other noise impacts would occur. This conclusion is consistent with the findings of EIR 439.

**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?

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

Source: EIR 439, Section VI.D, "Noise"; EIR 439, Appendix D, "Temescal Hills Specific Plan Noise Analysis (Urban Crossroads, 2004); Addendum No. 1; Noise Impact Analysis (Urban Crossroads, 2017); Project Application Materials

Findings of Fact:

a, b, & c): EIR 439 evaluated the potential for residential land uses within the Specific Plan area to result in, or be affected by, substantial adverse noise effects. As previously documented in EIR 439, development of SP 327 would not cause significant permanent or temporary increases in ambient noise levels in the vicinity of the subject property or expose persons to noise levels in excess of allowable applicable standards, with compliance to the conditions of approval imposed on SP 327. To ensure that future residential land uses were not exposed to substantial noise levels, SP 327 was conditioned to require future implementing tract maps within the Specific Plan area to prepare a site-specific noise impact analysis to evaluate current site noise conditions and to identify site-specific measures (e.g., construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels; this condition of approval also was applied to SP 327A1 (SP 327A1 Condition of Approval 30.E Health 002).

In adherence to SP 327A1's conditions of approval, a site-specific noise impact analysis has been prepared to evaluate the Project's potential to generate substantial noise levels or be affected by excessive noise levels. Potential noise impacts associated with the Project are discussed in further detail on the following pages. The analysis presented below is based on a noise impact analysis that is attached hereto as Technical Appendix C. Refer to Technical Appendix C for a detailed description of the methodology calculate the Project's noise effects and evaluate the significance of the Project's impacts. As demonstrated in the following analysis, the Project would not result in any new impacts, or increase the severity of previously identified significant impacts, as compared to the analysis presented in EIR 439.

Short-Term Construction Noise Impacts

Construction noise represents a short-term impact on the ambient noise levels. According to a national database of construction equipment noise emission levels compiled by the Federal Highway Administration (FHWA), noise levels generated during construction can range from approximately 70 A-weighted decibels (dBA) to in excess of 100 dBA when measured at 50 feet. These noise levels would diminish with distance from the construction site at a rate of 6 dBA per doubling distance. For example, a noise level of 78 dBA measured at 50 feet from the noise source would be reduced to 72 dBA at 100 feet from the noise source.

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

Construction activities proposed by the Project would be similar to those evaluated in EIR 439. The nearest noise sensitive receptor (i.e., occupied residence) to the Project site is located approximately 26 feet north of the Project site. At this distance, temporary noise levels generated during Project construction would measure up to 74.9 dBA Leq, which would be less than the maximum construction noise levels disclosed in EIR 439 (i.e., 89 dBA). The National Institute of Occupational Safety and Health's recommended standard for noise exposure is 85 dBA Leq; therefore, the noise levels generated during Project construction would not result in a substantial health hazards to nearby sensitive receptors. The Project will be required to comply with mitigation from EIR 439 that requires the Project's construction contractor to ensure that all construction equipment uses properly operating mufflers and to locate staging areas as far away from occupied residences as possible, to minimize construction-related noise emissions.

In addition, the Project would be required to comply with Riverside County Ordinance No. 847, which requires that: 1) Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and 2) Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Mandatory compliance with Ordinance No. 847 would ensure that the Project's construction activities would not expose persons in the vicinity of the subject property to substantial temporary or periodic increases to ambient noise levels. Compliance with Ordinance No. 847 would be assured by conditions of approval applied to the Project. With mandatory compliance with Ordinance No. 847, noise impacts during the Project's construction phase would be less than significant, and would not result in any new or more severe impacts than were previously disclosed in EIR 439.

Long-Term Stationary Noise Impacts

The Project would not accommodate any land use that is capable of producing substantial stationary noise source (e.g., industrial machinery, loading docks, commercial air conditioning units) and the proposed residential land uses on the Project site are not anticipated to generate noise that would result in a substantial, permanent increase above ambient conditions or expose sensitive receivers to noise levels that exceed applicable noise standards. Long-term stationary noise impacts would be less than significant. The Project would not result in any new impacts, or increase the severity of previously identified significant impacts, as compared to the analysis presented in EIR 439.

Long-Term Off-Site Traffic Noise Impacts

Noise generated by Project-related traffic was calculated for the Existing plus Project (E+P), Opening Year (2020), and Opening Year (2020) plus Cumulative traffic scenarios. Applying the significance criteria used in EIR 439, a significant traffic-related noise impact would occur if the Project increases noise levels along a roadway by 3 or more decibels and each of the following criteria are met: 1) the roadway already experiences noise levels in excess of 65 dBA CNEL or would exceed 65 dBA CNEL with the Project; and 2) the land use adjacent to the roadway is classified as a sensitive receptor (e.g., residence, recreational facility, school, hospital). As shown in Table 1, Table 2, and Table 3, the Project would not exceed the significance criteria from EIR 439 under any analysis scenario and would not cause or contribute to a significant off-site traffic noise impact. The Project would not result in any new impacts, or increase the severity of previously identified significant impacts, as compared to the analysis presented 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

**Table 1 Existing plus Project Traffic Noise Impacts**

| ID | Road                        | Segment                 | Adjacent Land Use <sup>1</sup> | CNEL at Adjacent Land Use (dBA) |              |                  | Threshold Exceeded? <sup>2</sup> |
|----|-----------------------------|-------------------------|--------------------------------|---------------------------------|--------------|------------------|----------------------------------|
|    |                             |                         |                                | Without Project                 | With Project | Project Addition |                                  |
| 1  | Temescal Canyon Rd.         | n/o Dos Lagos Dr.       | Residential                    | 66.5                            | 66.7         | 0.2              | No                               |
| 2  | Temescal Canyon Rd.         | s/o Dos Lagos Dr.       | Residential                    | 64.9                            | 65.1         | 0.2              | No                               |
| 3  | Temescal Canyon Rd.         | n/o I-15 NB Ramps       | Community Center               | 64.7                            | 65.0         | 0.3              | No                               |
| 4  | Temescal Canyon Rd.         | s/o I-15 SB Ramps       | Commercial Tourist             | 66.0                            | 66.7         | 0.7              | No                               |
| 5  | Temescal Canyon Rd.         | s/o Lawson Rd.          | Commercial Retail              | 64.9                            | 65.9         | 1.0              | No                               |
| 6  | Temescal Canyon Rd.         | s/o Trilogy Pkwy.       | Commercial Retail              | 63.6                            | 65.0         | 1.4              | No                               |
| 7  | Temescal Canyon Rd.         | s/o Glen Ivy Rd.        | Residential                    | 63.2                            | 64.7         | 1.5              | No                               |
| 8  | Temescal Canyon Rd.         | s/o Campbell Ranch Rd.  | Light Industrial               | 55.1                            | 60.8         | 5.7              | Yes                              |
| 9  | Temescal Canyon Rd.         | s/o Temescal Hills Dr.  | Light Industrial               | 55.1                            | 59.5         | 4.4              | No                               |
| 10 | Temescal Canyon Rd.         | s/o Toscana Dr.         | Light Industrial               | 55.1                            | 59.2         | 4.1              | No                               |
| 11 | Temescal Canyon Rd.         | s/o Indian Truck Dr.    | Light Industrial               | 58.8                            | 58.9         | 0.1              | No                               |
| 12 | Temescal Canyon Rd. (North) | s/o Temescal Canyon Rd. | Light Industrial               | n/a                             | n/a          | n/a              | No                               |
| 13 | Campbell Ranch Rd.          | s/o Temescal Canyon Rd. | Residential                    | 63.3                            | 63.4         | 0.1              | No                               |
| 14 | Campbell Ranch Rd.          | n/o Indian Truck Tr.    | Residential                    | 64.0                            | 64.1         | 0.1              | No                               |
| 15 | Campbell Ranch Rd.          | s/o Indian Truck Tr.    | Residential                    | 66.9                            | 67.0         | 0.1              | No                               |
| 16 | Trilogy Pkwy.               | w/o Temescal Canyon Rd. | Residential                    | 59.9                            | 60.1         | 0.2              | No                               |
| 17 | I-15 NB Fwy.                | n/o Temescal Canyon Rd. | Community Center               | 79.7                            | 79.8         | 0.1              | No                               |
| 18 | I-15 SB Fwy.                | n/o Temescal Canyon Rd. | Residential                    | 81.1                            | 81.2         | 0.1              | No                               |
| 19 | I-15 NB Fwy.                | s/o Indian Truck Tr.    | Light Industrial               | 79.2                            | 79.3         | 0.1              | No                               |
| 20 | I-15 SB Fwy.                | s/o Indian Truck Tr.    | Commercial Retail              | 80.7                            | 80.7         | 0.0              | No                               |

<sup>1</sup>Source: County of Riverside General Plan, Temescal Canyon Area Land Use Plan, Figure 3-18.

<sup>2</sup>Significance Criteria (Section 4).

\*n/a" = The future extension of Temescal Canyon Road is only analyzed under the EAPC conditions, consistent with the Traffic Impact Analysis.

Source: (Urban Crossroads, 2017, Appendix C to this EIR Addendum, Table 6-7)

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

**Table 2 Opening Year (2020) Traffic Noise Impacts**

| ID | Road                        | Segment                 | Adjacent Land Use <sup>1</sup> | CNEL at Adjacent Land Use (dBA) |              |                  | Threshold Exceeded? <sup>2</sup> |
|----|-----------------------------|-------------------------|--------------------------------|---------------------------------|--------------|------------------|----------------------------------|
|    |                             |                         |                                | Without Project                 | With Project | Project Addition |                                  |
| 1  | Temescal Canyon Rd.         | n/o Dos Lagos Dr.       | Residential                    | 67.1                            | 67.3         | 0.2              | No                               |
| 2  | Temescal Canyon Rd.         | s/o Dos Lagos Dr.       | Residential                    | 65.6                            | 65.8         | 0.2              | No                               |
| 3  | Temescal Canyon Rd.         | n/o I-15 NB Ramps       | Community Center               | 65.5                            | 65.7         | 0.2              | No                               |
| 4  | Temescal Canyon Rd.         | s/o I-15 SB Ramps       | Commercial Tourist             | 67.2                            | 67.8         | 0.6              | No                               |
| 5  | Temescal Canyon Rd.         | s/o Lawson Rd.          | Commercial Retail              | 66.5                            | 67.2         | 0.7              | No                               |
| 6  | Temescal Canyon Rd.         | s/o Trilogy Pkwy.       | Commercial Retail              | 65.6                            | 66.5         | 0.9              | No                               |
| 7  | Temescal Canyon Rd.         | s/o Glen Ivy Rd.        | Residential                    | 65.3                            | 66.2         | 0.9              | No                               |
| 8  | Temescal Canyon Rd.         | s/o Campbell Ranch Rd.  | Light Industrial               | 61.6                            | 63.6         | 2.0              | No                               |
| 9  | Temescal Canyon Rd.         | s/o Temescal Hills Dr.  | Light Industrial               | 60.3                            | 62.2         | 1.9              | No                               |
| 10 | Temescal Canyon Rd.         | s/o Toscana Dr.         | Light Industrial               | 59.9                            | 61.7         | 1.8              | No                               |
| 11 | Temescal Canyon Rd.         | s/o Indian Truck Dr.    | Light Industrial               | 59.4                            | 59.5         | 0.1              | No                               |
| 12 | Temescal Canyon Rd. (North) | s/o Temescal Canyon Rd. | Light Industrial               | n/a                             | n/a          | n/a              | No                               |
| 13 | Campbell Ranch Rd.          | s/o Temescal Canyon Rd. | Residential                    | 63.7                            | 63.8         | 0.1              | No                               |
| 14 | Campbell Ranch Rd.          | n/o Indian Truck Tr.    | Residential                    | 64.5                            | 64.6         | 0.1              | No                               |
| 15 | Campbell Ranch Rd.          | s/o Indian Truck Tr.    | Residential                    | 67.4                            | 67.5         | 0.1              | No                               |
| 16 | Trilogy Pkwy.               | w/o Temescal Canyon Rd. | Residential                    | 60.4                            | 60.6         | 0.2              | No                               |
| 17 | I-15 NB Fwy.                | n/o Temescal Canyon Rd. | Community Center               | 80.8                            | 80.9         | 0.1              | No                               |
| 18 | I-15 SB Fwy.                | n/o Temescal Canyon Rd. | Residential                    | 82.2                            | 82.3         | 0.1              | No                               |
| 19 | I-15 NB Fwy.                | s/o Indian Truck Tr.    | Light Industrial               | 80.3                            | 80.4         | 0.1              | No                               |
| 20 | I-15 SB Fwy.                | s/o Indian Truck Tr.    | Commercial Retail              | 81.8                            | 81.8         | 0.0              | No                               |

<sup>1</sup> Source: County of Riverside General Plan, Temescal Canyon Area Land Use Plan, Figure 3.18.

<sup>2</sup> Significance Criteria (Section 4).

\*n/a\* = The future extension of Temescal Canyon Road is only analyzed under the EAPC conditions, consistent with the Traffic Impact Analysis.

Source: (Urban Crossroads, 2017, Appendix C of this EIR Addendum, Table 6-8)

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

**Table 3 Opening Year (2020) plus Cumulative Traffic Noise Impacts**

| ID | Road                        | Segment                 | Adjacent Land Use <sup>1</sup> | CNEL at Adjacent Land Use (dBA) |              |                  | Threshold Exceeded? <sup>2</sup> |
|----|-----------------------------|-------------------------|--------------------------------|---------------------------------|--------------|------------------|----------------------------------|
|    |                             |                         |                                | Without Project                 | With Project | Project Addition |                                  |
| 1  | Temescal Canyon Rd.         | n/o Dos Lagos Dr.       | Residential                    | 69.0                            | 69.1         | 0.1              | No                               |
| 2  | Temescal Canyon Rd.         | s/o Dos Lagos Dr.       | Residential                    | 67.9                            | 68.1         | 0.2              | No                               |
| 3  | Temescal Canyon Rd.         | n/o I-15 NB Ramps       | Community Center               | 70.9                            | 71.2         | 0.3              | No                               |
| 4  | Temescal Canyon Rd.         | s/o I-15 SB Ramps       | Commercial Tourist             | 69.3                            | 69.3         | 0.0              | No                               |
| 5  | Temescal Canyon Rd.         | s/o Lawson Rd.          | Commercial Retail              | 68.0                            | 68.1         | 0.1              | No                               |
| 6  | Temescal Canyon Rd.         | s/o Trilogy Pkwy.       | Commercial Retail              | 65.5                            | 65.6         | 0.1              | No                               |
| 7  | Temescal Canyon Rd.         | s/o Glen Ivy Rd.        | Residential                    | 65.1                            | 65.3         | 0.2              | No                               |
| 8  | Temescal Canyon Rd.         | s/o Campbell Ranch Rd.  | Light Industrial               | 63.1                            | 63.4         | 0.3              | No                               |
| 9  | Temescal Canyon Rd.         | s/o Temescal Hills Dr.  | Light Industrial               | 67.1                            | 67.5         | 0.4              | No                               |
| 10 | Temescal Canyon Rd.         | s/o Toscana Dr.         | Light Industrial               | 66.6                            | 67.0         | 0.4              | No                               |
| 11 | Temescal Canyon Rd.         | s/o Indian Truck Dr.    | Light Industrial               | 63.8                            | 63.9         | 0.1              | No                               |
| 12 | Temescal Canyon Rd. (North) | s/o Temescal Canyon Rd. | Light Industrial               | 69.2                            | 69.7         | 0.5              | No                               |
| 13 | Campbell Ranch Rd.          | s/o Temescal Canyon Rd. | Residential                    | 66.6                            | 66.6         | 0.0              | No                               |
| 14 | Campbell Ranch Rd.          | n/o Indian Truck Tr.    | Residential                    | 66.4                            | 66.4         | 0.0              | No                               |
| 15 | Campbell Ranch Rd.          | s/o Indian Truck Tr.    | Residential                    | 69.7                            | 69.7         | 0.0              | No                               |
| 16 | Trilogy Pkwy.               | w/o Temescal Canyon Rd. | Residential                    | 63.7                            | 63.8         | 0.1              | No                               |
| 17 | I-15 NB Fwy.                | n/o Temescal Canyon Rd. | Community Center               | 82.3                            | 82.4         | 0.1              | No                               |
| 18 | I-15 SB Fwy.                | n/o Temescal Canyon Rd. | Residential                    | 82.9                            | 82.9         | 0.0              | No                               |
| 19 | I-15 NB Fwy.                | s/o Indian Truck Tr.    | Light Industrial               | 81.1                            | 81.2         | 0.1              | No                               |
| 20 | I-15 SB Fwy.                | s/o Indian Truck Tr.    | Commercial Retail              | 82.8                            | 82.8         | 0.0              | No                               |

<sup>1</sup>Source: County of Riverside General Plan, Temescal Canyon Area Land Use Plan, Figure 3.18.

<sup>2</sup>Significance Criteria (Section 4).

Source: (Urban Crossroads, 2017, Appendix C to this EIR Addendum, Table 6-9)



|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

Long-Term On-Site Noise Impacts

Proposed residential units on the Project site have the potential to be subjected to substantial traffic-related noise, particularly units abutting Temescal Hills Drive, Terramor Drive, and Phoebe Drive. According to the Project's noise impact analysis, residential units on the Project site would experience outdoor noise levels of up to 67.1 dBA CNEL and noise levels at building facades of up to 64.3 dBA CNEL (first floor) and 66.1 dBA CNEL (second floor). The Project would require mitigation to reduce exterior and interior noise levels to below the County's standards for residential uses: 65 dBA CNEL (exterior) and 45 dBA CNEL (interior), respectively. With the application of mitigation, which would include noise barrier walls and the requirement to provide central air conditioning and windows that meet a Sound Transmission Class (STC) rating of 27 on affected lots, all exterior and interior noise levels on the Project site would be reduced to acceptable levels (refer to Tables 4 through 6).

Although the Project's would result in a significant exterior and interior noise impact without mitigation, this is not a new, previously undisclosed impact: EIR 439 disclosed that residential lots within the Specific Plan area that face internal collector roads could be exposed to unacceptable traffic noise levels. EIR 439 applied a mitigation measure that required future development to prepare noise studies that would identify site-specific measures that would ensure on-site noise levels do not exceed acceptable levels (this requirement was also applied to SP 327 by Condition of Approval 30.Planning 007 and to SP 327A1 by Condition of Approval 30.E Health 002, respectively). Therefore, the mitigation measures proposed for the Project would merely fulfill the mitigation requirements of EIR 439 and the conditions of approval for SP 327 and SP 327A1. Accordingly, the Project would not expose sensitive receptors to noise levels in excess of the applicable County of Riverside standards, and the Project would not result in any new impacts, or increase the severity of previously identified significant impacts, as compared to the analysis presented in EIR 439.

d) There are no conditions associated with the proposed Project that would result in the exposure of residents either on- or off-site to new or more severe ground-borne vibration or ground-borne noise impacts than would have occurred under approved SP 327 and previously disclosed in EIR 439. During construction of the proposed Project, the construction equipment likely to be used would be similar to the equipment fleet evaluated in EIR 439, and is not anticipated to produce significant amounts of ground-borne vibration or ground-borne noise levels. During long-term operation of the proposed Project, there are no uses proposed on the Project site that would result in the generation of excessive ground-borne vibration or ground-borne noise levels. Accordingly, Project-related impacts associated with ground-borne vibration or ground-borne noise levels would be less than significant, and would be similar to those 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

**Table 4 Project Exterior Noise Levels (CNEL)**

| Tract - Lot Number | Roadway            | Unmitigated Noise Level (dBA CNEL) | Mitigated Noise Level (dBA CNEL) | Barrier Height (Feet) | Top Of Barrier Elevation (feet) |
|--------------------|--------------------|------------------------------------|----------------------------------|-----------------------|---------------------------------|
| 1-1                | Temescal Hills Dr. | 61.4                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 1-9                | Temescal Hills Dr. | 66.5                               | 59.3                             | 6.0'                  | 1,126.0'                        |
| 1-13               | Temescal Hills Dr. | 67.1                               | 56.7                             | 6.0'                  | 1,151.0'                        |
| 1-14               | Temescal Hills Dr. | 61.1                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 2-14               | Temescal Hills Dr. | 62.4                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 2-18               | Temescal Hills Dr. | 63.2                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 2-20               | Temescal Hills Dr. | 63.7                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 2-23               | Temescal Hills Dr. | 64.4                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 4-42               | Temescal Hills Dr. | 65.1                               | 56.5                             | 6.0'                  | 1,282.0'                        |
| 4-40               | Temescal Hills Dr. | 65.1                               | 56.8                             | 6.0'                  | 1,286.0'                        |
| 4-37               | Temescal Hills Dr. | 65.3                               | 56.2                             | 6.0'                  | 1,294.0'                        |
| 3-12               | Temescal Hills Dr. | 64.4                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 3-10               | Temescal Hills Dr. | 65.0                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 3-9                | Temescal Hills Dr. | 64.9                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 3-4                | Temescal Hills Dr. | 64.6                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 3-1                | Temescal Hills Dr. | 64.9                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 3-78               | Temescal Hills Dr. | 64.9                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 4-41               | Terramor Dr.       | 63.9                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 4-42               | Terramor Dr.       | 62.8                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 4-58               | Terramor Dr.       | 61.8                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 4-59               | Terramor Dr.       | 61.2                               | — <sup>1</sup>                   | — <sup>1</sup>        | — <sup>1</sup>                  |
| 4-87               | Terramor Dr.       | 65.8                               | 60.0                             | 6.0'                  | 1,198.0'                        |
| 4-1                | Terramor Dr.       | 65.7                               | 58.4                             | 6.0'                  | 1,195.0'                        |
| 2-24               | Phoebe Dr.         | 65.8                               | 56.4                             | 6.0'                  | 1,278.0'                        |
| 2-25               | Phoebe Dr.         | 66.2                               | 58.9                             | 6.0'                  | 1,279.0'                        |
| 2-29               | Phoebe Dr.         | 66.4                               | 58.5                             | 6.0'                  | 1,301.0'                        |
| 2-31               | Phoebe Dr.         | 65.9                               | 59.9                             | 6.0'                  | 1,307.0'                        |
| 2-34               | Phoebe Dr.         | 67.0                               | 54.8                             | 6.0'                  | 1,321.0'                        |
| 2-35               | Phoebe Dr.         | 67.0                               | 56.8                             | 6.0'                  | 1,321.0'                        |
| 2-36               | Phoebe Dr.         | 67.0                               | 55.3                             | 6.0'                  | 1,326.0'                        |

<sup>1</sup> Unmitigated exterior noise level satisfies the noise level standard. No exterior noise mitigation is required.

Source: (Urban Crossroads, 2017, Appendix C of this EIR Addendum, Table 7-1)

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

**Table 5 First Floor Interior Noise Impacts (CNEL)**

| Tract - Lot Number | Noise Level at Façade <sup>1</sup> | Required Interior Noise Reduction <sup>2</sup> | Estimated Interior Noise Reduction <sup>3</sup> | Upgraded Windows <sup>4</sup> | Interior Noise Level <sup>5</sup> |
|--------------------|------------------------------------|--|---|-------------------------------|-----------------------------------|
| 1-1                | 60.7                               | 15.7   | 25.0  | No                            | 35.7                              |
| 1-9                | 59.6                               | 14.6   | 25.0  | No                            | 34.6                              |
| 1-13               | 57.1                               | 12.1   | 25.0  | No                            | 32.1                              |
| 1-14               | 60.3                               | 15.3   | 25.0  | No                            | 35.3                              |
| 2-14               | 55.7                               | 10.7   | 25.0  | No                            | 30.7                              |
| 2-18               | 59.7                               | 14.7   | 25.0  | No                            | 34.7                              |
| 2-20               | 60.2                               | 15.2   | 25.0  | No                            | 35.2                              |
| 2-23               | 63.9                               | 18.9   | 25.0  | No                            | 38.9                              |
| 4-42               | 55.4                               | 10.4   | 25.0  | No                            | 30.4                              |
| 4-40               | 55.7                               | 10.7   | 25.0  | No                            | 30.7                              |
| 4-37               | 54.9                               | 9.9  | 25.0  | No                            | 29.9                              |
| 3-12               | 60.7                               | 15.7   | 25.0  | No                            | 35.7                              |
| 3-10               | 59.7                               | 14.7   | 25.0  | No                            | 34.7                              |
| 3-9                | 60.4                               | 15.4   | 25.0  | No                            | 35.4                              |
| 3-4                | 64.1                               | 19.1   | 25.0  | No                            | 39.1                              |
| 3-1                | 61.2                               | 16.2   | 25.0  | No                            | 36.2                              |
| 3-78               | 64.3                               | 19.3   | 25.0  | No                            | 39.3                              |
| 4-41               | 60.3                               | 15.3   | 25.0  | No                            | 35.3                              |
| 4-42               | 59.4                               | 14.4   | 25.0  | No                            | 34.4                              |
| 4-58               | 61.5                               | 16.5   | 25.0  | No                            | 36.5                              |
| 4-59               | 61.0                               | 16.0   | 25.0  | No                            | 36.0                              |
| 4-87               | 59.5                               | 14.5   | 25.0  | No                            | 34.5                              |
| 4-1                | 57.6                               | 12.6   | 25.0  | No                            | 32.6                              |
| 2-24               | 55.1                               | 10.1   | 25.0  | No                            | 30.1                              |
| 2-25               | 53.1                               | 13.1   | 25.0  | No                            | 33.1                              |
| 2-29               | 57.4                               | 12.4   | 25.0  | No                            | 32.4                              |
| 2-31               | 59.0                               | 14.0   | 25.0  | No                            | 34.0                              |
| 2-34               | 55.8                               | 10.8   | 25.0  | No                            | 30.8                              |
| 2-35               | 57.1                               | 12.1   | 25.0  | No                            | 32.1                              |
| 2-36               | 56.1                               | 11.1   | 25.0  | No                            | 31.1                              |

<sup>1</sup> Exterior noise level at the façade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning).

<sup>2</sup> Noise reduction required to satisfy the 45 dBA CNEL interior noise standards.

<sup>3</sup> A minimum of 25 dBA noise reduction is assumed with standard building construction.

<sup>4</sup> Does the required interior noise reduction trigger upgraded windows with a minimum STC rating of greater than 27?

<sup>5</sup> Estimated interior noise level with minimum STC rating for all windows.

Source: (Urban Crossroads, 2017, Appendix C to this EIR Addendum, Table 7-2)

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

**Table 6 Second Floor Interior Noise Impacts (CNEL)**

| Tract - Lot Number | Noise Level at Façade <sup>1</sup> | Required Interior Noise Reduction <sup>2</sup> | Estimated Interior Noise Reduction <sup>3</sup> | Upgraded Windows <sup>4</sup> | Interior Noise Level <sup>5</sup> |
|--------------------|------------------------------------|--|---|-------------------------------|-----------------------------------|
| 1-1                | 64.9                               | 19.9   | 25.0  | No                            | 39.9                              |
| 1-9                | 65.0                               | 20.0   | 25.0  | No                            | 40.0                              |
| 1-13               | 66.2                               | 21.2   | 25.0  | No                            | 41.2                              |
| 1-14               | 64.4                               | 19.4   | 25.0  | No                            | 39.4                              |
| 2-14               | 62.0                               | 17.0   | 25.0  | No                            | 37.0                              |
| 2-18               | 62.8                               | 17.8   | 25.0  | No                            | 37.8                              |
| 2-20               | 63.2                               | 18.2   | 25.0  | No                            | 38.2                              |
| 2-23               | 63.8                               | 18.8   | 25.0  | No                            | 38.8                              |
| 4-42               | 64.4                               | 19.4   | 25.0  | No                            | 39.4                              |
| 4-40               | 64.4                               | 19.4   | 25.0  | No                            | 39.4                              |
| 4-37               | 64.6                               | 19.6   | 25.0  | No                            | 39.6                              |
| 3-12               | 63.8                               | 18.8   | 25.0  | No                            | 38.8                              |
| 3-10               | 64.4                               | 19.4   | 25.0  | No                            | 39.4                              |
| 3-9                | 64.2                               | 19.2   | 25.0  | No                            | 39.2                              |
| 3-4                | 64.0                               | 19.0   | 25.0  | No                            | 39.0                              |
| 3-1                | 64.2                               | 19.2   | 25.0  | No                            | 39.2                              |
| 3-78               | 64.3                               | 19.3   | 25.0  | No                            | 39.3                              |
| 4-41               | 63.4                               | 18.4   | 25.0  | No                            | 38.4                              |
| 4-42               | 62.4                               | 17.4   | 25.0  | No                            | 37.4                              |
| 4-58               | 61.5                               | 16.5   | 25.0  | No                            | 36.5                              |
| 4-59               | 60.9                               | 15.9   | 25.0  | No                            | 35.9                              |
| 4-87               | 65.1                               | 20.1   | 25.0  | No                            | 40.1                              |
| 4-1                | 64.9                               | 19.9   | 25.0  | No                            | 39.9                              |
| 2-24               | 65.0                               | 20.0   | 25.0  | No                            | 40.0                              |
| 2-25               | 65.4                               | 20.4   | 25.0  | No                            | 40.4                              |
| 2-29               | 65.5                               | 20.5   | 25.0  | No                            | 40.5                              |
| 2-31               | 65.9                               | 20.9   | 25.0  | No                            | 40.9                              |
| 2-34               | 63.0                               | 18.0   | 25.0  | No                            | 38.0                              |
| 2-35               | 66.1                               | 21.1   | 25.0  | No                            | 41.1                              |
| 2-36               | 66.1                               | 21.1   | 25.0  | No                            | 41.1                              |

<sup>1</sup> Exterior noise level at the facade with a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning).

<sup>2</sup> Noise reduction required to satisfy the 45 dBA CNEL interior noise standards.

<sup>3</sup> A minimum of 25 dBA noise reduction is assumed with standard building construction.

<sup>4</sup> Does the required interior noise reduction trigger upgraded windows with a minimum STC rating of greater than 27?

<sup>5</sup> Estimated interior noise level with minimum STC rating for all windows.

Source: (Urban Crossroads, 2017, Appendix C of this EIR Addendum, Table 7-3)

| 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:** All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) to mitigate noise impacts continue to apply to the proposed Project. In addition, the following mitigation measures shall apply to the Project:

- N-6:** Prior to issuance of any building permits for Lots 9-13 in Planning Area 6, 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.
- N-7:** Prior to issuance of any building permits for Lots 24-36 in Planning Area 7, a six-foot tall noise barrier shall be constructed along the lot boundary facing Phoebe 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.
- N-8:** Prior to issuance of any building permits for Lots 1, 37-41, and 87 in Planning Area 9, a six-foot tall noise barrier shall be constructed along the lot boundary facing Terramor 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.
- N-9:** Prior to final building permit final inspection, all lots in Planning Areas 6, 7, 8, 9, and 10 that face Temescal Hills Drive, Terramor Drive, and/or Phoebe Drive 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).
- N-10:** 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.

**Monitoring:** Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) and in the revised Mitigation Monitoring and Reporting Program for Addendum No. 4 to EIR 439.

**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?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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

Source: EIR 439, Section V, "General Plan Consistency Analysis"; EIR 439, Section IX, "Mandatory CEQA Topics"; SP 327A1; Addendum No. 1; Riverside County General Plan; RCIT; Project Application Materials; Google Earth (accessed May 8, 2017)

Findings of Fact:

a & c) The Project site contains one unoccupied residence and ancillary residential structures; these structures would be demolished as part of the Project. Accordingly, the proposed Project would not displace a substantial number of existing housing or persons, necessitating the construction of replacement housing elsewhere. The Project would not result in new or substantially increased impacts that were not previously disclosed in EIR 439

b) The proposed Project would develop 501 residential units on the Project site in accordance with the approved Land Use Plan for SP 327A1. Development of the Project would not increase the demand for affordable housing, which would be accommodated County-wide through implementation of Riverside County General Plan and its Housing Element. Accordingly, and as concluded by EIR 439, no impact would occur.

d) According to the Riverside County GIS database (RCIT), the Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would not affect a County Redevelopment Project Area. This conclusion is consistent with the information presented in EIR 439.

e) EIR 439 concluded that development of a master-planned residential community within the Specific Plan area would not result in substantial adverse impacts to the environment due to population growth. The Project would be fully consistent with SP 327A1, which was determined by Addendum No. 1 to be consistent with the information and analysis presented in EIR 439. Addendum No. 1 also concluded that SP 327A1 would be consistent with the regional growth assumptions of the Riverside County General Plan. Accordingly, 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.

f) 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 approved SP 327A1. Therefore, implementation of the proposed Project would not result in new or substantially increased impacts that were not previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: Mitigation 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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

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 impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards"; Addendum No. 1; Ord. 659; Project Application Materials

Findings of Fact:

EIR 439 concluded 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. Addendum No. 1 confirmed the conclusion of EIR 439: implementation of SP 327A1 would not require the provision of new or physically altered government facilities. The proposed Project would implement the second development phase of 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 Project site 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, 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**

Source: EIR 439, Section VII.D, "Law Enforcement Services"; Addendum No. 1; Ord. 659; Project Application Materials

| 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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

**Findings of Fact:**

EIR 439 concluded 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 fire stations to provide adequate service levels. Addendum No. 1 confirmed the conclusion of EIR 439: implementation of SP 327A1 would not require the provision of new or physically altered government facilities. The proposed Project would implement the second development phase of 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 sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project, as assumed by EIR 439. Accordingly, the proposed Project would not result in any new or more severe significant impacts to sheriff protection services than previously disclosed by EIR 439 or Addendum No. 1.

**Mitigation:** Mitigation is not required.

**Monitoring:** Monitoring is not required.

**38. Schools**

**Source:** EIR 439, Section VII.F, "Schools"; Addendum No. 1; Ord. 659; Project Application Materials

**Findings of Fact:**

As disclosed in EIR 439 and Addendum No. 1, development within the Specific Plan area would increase the population in the local area and would consequently place greater demand on the existing public school system by generating additional students to be served by the Corona-Norco Unified School District (CNUSD). EIR 439 and Addendum No. 1 concluded that payment of school impact fees by implementing development projects would constitute complete mitigation for impacts to school services (pursuant to the Leroy F. Greene School Facilities Act of 1998, Senate Bill 50).

The CNUSD plans for long-term facilities based on the land uses specified by the Riverside County General Plan Land Use Plan. Although it is possible that the CNUSD may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by CNUSD and is not the responsibility of the Project. However, the Project would be required to contribute school impact fees pursuant to the requirements of Senate Bill 50 (as previously disclosed in EIR 439 and Addendum No. 1). Mandatory payment of school impact fees would ensure the Project's impacts to school facilities remain less than significant, and no mitigation would be required. Accordingly, implementation of the proposed Project would not result in any new or more severe significant impacts to public school services than previously disclosed by EIR 439 or Addendum No. 1.

**Mitigation:** Mitigation 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 |
|------------------------------------|---|----------------------------------|--|

Monitoring: Monitoring is not required.

**39. Libraries**

Source: EIR 439, Section VII.G, "Libraries"; Addendum No. 1; Ord. 659; Project Application Materials

Findings of Fact:

EIR 439 concluded that implementation of SP 327 would not overburden facilities or resources of the Riverside County Library System. Addendum No. 1 confirmed the conclusion of EIR 439: implementation of SP 327A1 would not require the provision of new or physically altered library facilities. The proposed Project would implement the second development phase of SP 327A1 and does not contain any components that would increase the burden being placed on library services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1. Furthermore, as assumed by EIR 439, the Project would be conditioned to comply with the provisions of Ordinance No. 659 to provide a fair-share payment to offset the projected increased demand for library services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to library services than previously disclosed by EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

**40. Health Services**

Source: EIR 439, Section VII.E, "Health Services"; Ord. 659; Project Application Materials

Findings of Fact:

EIR 439 concluded that implementation of SP 327 would not overburden Riverside County's public health services facilities or resources. Addendum No. 1 confirmed the conclusion of EIR 439: implementation of SP 327A1 would not require the provision of new or physically altered public health facilities. The proposed Project would implement the second development phase of SP 327A1 and does not contain any components that would increase the burden being placed on public health facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1. Furthermore, as assumed by EIR 439, the Project would be conditioned to comply with the provisions of Ordinance No. 659 to provide a fair-share payment to offset the projected increased demand for public health services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to public health services than previously disclosed by EIR 439 or Addendum No. 1.

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 |
|--|------------------------------------|---|----------------------------------|--|
|--|------------------------------------|---|----------------------------------|--|

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: EIR 439, Section VII.B, "Parks and Recreation"; SP 327A1; Addendum No. 1; CSA 152B Park and Recreation Master Plan; Ordinance No. 460; Ordinance No. 659; Project Application Materials

Findings of Fact:

a) 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 individually under the associated sections of this EIR Addendum. As disclosed throughout this EIR Addendum, the Project would not result in any new impacts that were not disclosed in EIR 439 nor would the Project increase the severity of any significant effect previously disclosed in EIR 439.

b) Impacts associated with Project residents' use of existing recreational facilities were evaluated Addendum No. 1, which concluded that SP 327A1 would not contribute to substantial physical deterioration of existing neighborhood and regional parks because the Specific Plan would provide sufficient park land on-site to accommodate on-site residents' demand and would pay impact fees pursuant to County Ordinance No. 659. The conclusion from Addendum No. 1 is consistent with the information disclosed in EIR 439. 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 construct recreational amenities on-site pursuant to approved 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 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. The Project would not result in any impact that was not previously disclosed in EIR 439.

c) The Project seeks to implement the second development phase of approved SP 327A1. As previously disclosed in Addendum No. 1, SP 327A1 provides sufficient recreational amenities within the Specific Plan area to meet the future demand of its residents. Therefore, implementation of the

| 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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

Project would not result in any new impacts related to recreation that were not previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

**42. Recreational Trails**

Source: EIR 439, Section VII.B, "Parks and Recreation"; SP 327A1; 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:

Temescal Canyon Area Plan Figure 8, *Trails and Bikeway System*, depicts planned recreational trails within the Project vicinity. As shown, a regional trail is planned to traverse the central and eastern portions of the Specific Plan area, and a multi-purpose trail is proposed on Temescal Canyon Road along the Specific Plan area's frontage. As disclosed in Addendum No. 1, SP 327A1 would result in slight modifications to the planned regional trail system through the Specific Plan 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 modified trail alignment provided by SP 327A1 was approved by the Riverside County Regional Park & Open Space District. The proposed Project is consistent with SP 327A1 and would implement a portion 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.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

**TRANSPORTATION / TRAFFIC** Would the project

**43. Circulation**

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

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

|   | 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) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?                                     | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| d) Alter waterborne, rail or air traffic?   | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?   | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| f) Cause an effect upon, or a need for new or altered maintenance of roads?   | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| g) Cause an effect upon circulation during the project's construction?  | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| h) Result in inadequate emergency access or access to nearby uses?  | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |

Source: 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; Traffic Impact Analysis (Urban Crossroads, 2016); Project Application Materials

Findings of Fact:

a) The analysis under this threshold focuses on potential impacts to local roadways, based on applicable level of service (LOS) established by the County of Riverside General Plan. Refer to Item 43(b), below, for an analysis of potential impacts to the Riverside County Congestion Management Plan (CMP) roadway network, including I-15 based on the acceptable LOS standard recommended by the California Department of Transportation (Caltrans).

As disclosed in EIR 439, SP 327 would 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.

As documented in Addendum No. 1, SP 327A1 modified the land uses allowed within the Specific Plan area, which resulted in a substantial reduction in average daily traffic trips as compared to the original SP 327 approval. Addendum No. 1 disclosed that SP 327A1 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 SP 327A1 would not increase the severity of any impacts beyond what was previously evaluated as part of EIR 439.

Pursuant to a condition imposed on the original SP 327 approval (SP 327 Condition of Approval 30.TRANS 002), a site-specific traffic study was prepared to evaluate the Project's potential effect on existing traffic conditions and currently anticipated future traffic conditions in the Project vicinity.

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

Because traffic volumes and road improvement projects evolve over time, existing traffic conditions are not the same as they were in 2004 when the traffic study supporting EIR 439 was prepared. Therefore, the traffic study area and the Project's anticipated traffic distribution pattern are not exactly the same as disclosed in EIR 439. Regardless, this analysis provides an adequate basis to determine the level of traffic impact of the currently proposed Project compared to the traffic impacts that were disclosed in EIR 439.

Refer to Technical Appendix D for a detailed description of the methodology used to determine the Project's study area, calculate the performance of the circulation network, and evaluate the significance of the Project's traffic impacts under each analysis scenario. The analysis methodology and significance thresholds utilized in the Project's traffic analysis are consistent with the County of Riverside's traffic impact analysis guidelines.

Existing plus Project Traffic Impact Analysis

Table 7 summarizes the performance of the Project's study area under Existing plus Project (E+P) conditions, using level of service (LOS) as the evaluation matrix. This analysis scenario was not evaluated in EIR 439 and is provided herein for informational purposes to satisfy CEQA's requirement to identify the Project's impacts to the existing environment. As shown in Table 7, all intersections in the Project's study area would operate at an acceptable LOS during the AM and PM peak hours under E+P conditions. Accordingly, the Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system under E+P conditions, and would not result in an impact that was not previously disclosed in EIR 439.

Opening Year (2020) Traffic Impact Analysis

Table 8 summarizes local intersection operations under the Opening Year (2020) traffic scenario (Existing plus Project plus Ambient Growth, EAP). As shown in Table 8, all intersections in the Project's study area would operate at acceptable LOS during AM and PM hours under the EAP traffic scenario. Accordingly, the Project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system under EAP conditions, and would not result in an impact that was not previously disclosed in EIR 439.

Opening Year (2020) plus Cumulative Traffic Impact Analysis

Table 9 summarizes local intersection operations under the Opening Year (2020) plus Cumulative traffic scenario (Existing plus Project plus Ambient Growth plus Cumulative, EAPC). As shown in Table 9, all intersections in the Project's study area would operate at acceptable LOS during AM and PM hours under the EAPC traffic scenario, with the exception of the seven (7) intersections listed below.

- **I-15 Northbound Ramps/Temescal Canyon Road:** With implementation of the Project, this freeway ramp is projected to operate at deficient levels (LOS "F") during the AM and PM peak hours under EAPC traffic conditions. The proposed Project would contribute 174 AM peak hour trips and 235 PM peak hour trips to this intersection under EAPC traffic conditions.

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

**Table 7 Existing plus Project Intersection Analysis**

| #  | Intersection                                      | Traffic Control <sup>2</sup> | Existing (2015)            |      |    |                  |      |      | E+P                        |    |    |                  |    |  |
|----|---|------------------------------|----------------------------|------|----|------------------|------|------|----------------------------|----|----|------------------|----|--|
|    |   |                              | Delay <sup>1</sup> (Secs.) |      |    | Level of Service |      |      | Delay <sup>1</sup> (Secs.) |    |    | Level of Service |    |  |
|    |   |                              | AM                         | PM   | AM | AM               | PM   | AM   | PM                         | AM | PM | AM               | PM |  |
| 1  | Temescal Canyon Rd. / Dos Lagos Dr.               | TS                           | 9.6                        | 10.5 | A  | B                | 9.7  | 10.7 | A                          | B  |    |                  |    |  |
| 2  | Temescal Canyon Rd. (North) / Temescal Canyon Rd. | TS                           | 21.2                       | 38.9 | C  | D                | 21.6 | 43.5 | C                          | D  |    |                  |    |  |
| 3  | I-15 NB Ramps / Temescal Canyon Rd.               | TS                           | 21.1                       | 20.5 | C  | C                | 29.9 | 45.7 | C                          | D  |    |                  |    |  |
| 4  | I-15 SB Ramps / Temescal Canyon Rd.               | CSS                          | 16.7                       | 14.8 | C  | B                | 20.4 | 19.0 | C                          | C  |    |                  |    |  |
| 5  | Temescal Canyon Rd. / Lawson Rd.                  | TS                           | 10.2                       | 15.7 | B  | B                | 11.8 | 20.6 | B                          | C  |    |                  |    |  |
| 6  | Temescal Canyon Rd. / Trilogy Pkwy.               | CSS                          | 20.8                       | 13.1 | C  | B                | 28.5 | 17.7 | D                          | C  |    |                  |    |  |
| 7  | Temescal Canyon Rd. / Glen Ivy Rd.                | TS                           | 18.3                       | 20.0 | B  | C                | 20.6 | 21.1 | C                          | C  |    |                  |    |  |
| 8  | Campbell Ranch Rd. / Temescal Canyon Rd.          |                              |                            |      |    |                  |      |      |                            |    |    |                  |    |  |
| 9  | Temescal Canyon Rd. (South) / Temescal Canyon Rd. |                              |                            |      |    |                  |      |      |                            |    |    |                  |    |  |
| 10 | Temescal Canyon Rd. / Temescal Hills Dr. North    | CSS                          | Not Applicable             |      |    |                  | 11.5 | 10.6 | B                          | B  |    |                  |    |  |
| 11 | Temescal Canyon Rd. / Terramor Dr.                | CSS                          | Not Applicable             |      |    |                  | 11.1 | 10.4 | B                          | B  |    |                  |    |  |
| 12 | Campbell Ranch Rd. / Indian Truck Trail           | TS                           | 45.9                       | 43.9 | D  | D                | 45.9 | 44.0 | D                          | D  |    |                  |    |  |
| 13 | I-15 SB Ramps / Indian Truck Trail                | TS                           | 25.6                       | 27.3 | C  | C                | 30.2 | 30.8 | C                          | C  |    |                  |    |  |
| 14 | I-15 NB Ramps / Indian Truck Trail                | TS                           | 29.8                       | 28.8 | C  | C                | 30.6 | 29.4 | C                          | C  |    |                  |    |  |
| 15 | Temescal Canyon Rd. / Indian Truck Trail          | TS                           | 27.8                       | 34.2 | C  | C                | 32.7 | 36.5 | C                          | D  |    |                  |    |  |

<sup>1</sup> Delay and LOS calculated using the Synchro (Version 9) operation analysis software, based on the 2010 Highway Capacity Manual (HCM) method.

<sup>2</sup> TS = Traffic Signal; CSS = Cross Street Stop

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 5-1)

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

**Table 8 Opening Year (2020) Intersection Analysis**

| #  | Intersection                                      | Traffic Control <sup>2</sup> | Existing (2015)            |      |                  |    | EAP (2020)                 |      |                  |    |   |
|----|---|------------------------------|----------------------------|------|------------------|----|----------------------------|------|------------------|----|---|
|    |   |                              | Delay <sup>1</sup> (Secs.) |      | Level of Service |    | Delay <sup>1</sup> (Secs.) |      | Level of Service |    |   |
|    |   |                              | AM                         | PM   | AM               | PM | AM                         | PM   | AM               | PM |   |
| 1  | Temescal Canyon Rd. / Dos Lagos Dr.               | TS                           | 9.6                        | 10.5 | A                | B  | 10.4                       | 10.7 | B                | B  |   |
| 2  | Temescal Canyon Rd. (North) / Temescal Canyon Rd. | TS                           | 21.2                       | 38.9 | C                | D  | 30.8                       | 48.1 | C                | D  |   |
| 3  | I-15 NB Ramps / Temescal Canyon Rd.               | TS                           | 21.1                       | 20.5 | C                | C  | 29.9                       | 43.0 | C                | D  |   |
| 4  | I-15 SB Ramps / Temescal Canyon Rd.               | CSS                          | 16.7                       | 14.8 | C                | B  | 22.3                       | 28.2 | C                | D  |   |
| 5  | Temescal Canyon Rd. / Lawson Rd.                  | TS                           | 10.2                       | 15.7 | B                | B  | 11.3                       | 17.1 | B                | B  |   |
| 6  | Temescal Canyon Rd. / Trilogy Pkwy.               | CSS                          | 20.8                       | 13.1 | C                | B  | 26.3                       | 14.9 | D                | B  |   |
| 7  | Temescal Canyon Rd. / Glen Ivy Rd.                | TS                           | 18.3                       | 20.0 | B                | C  | 19.6                       | 21.6 | B                | C  |   |
| 8  | Campbell Ranch Rd. / Temescal Canyon Rd.          |                              |                            |      |                  |    |                            |      |                  |    |   |
| 9  | Temescal Canyon Rd. (South) / Temescal Canyon Rd. |                              |                            |      |                  |    |                            |      |                  |    |   |
| 10 | Temescal Canyon Rd. / Temescal Hills Dr. North    | CSS                          |                            |      | Not Applicable   |    |                            | 22.1 | 19.8             | C  | C |
| 11 | Temescal Canyon Rd. / Terramor Dr.                | CSS                          |                            |      | Not Applicable   |    |                            | 16.7 | 15.8             | C  | C |
| 12 | Campbell Ranch Rd. / Indian Truck Trail           | TS                           | 45.9                       | 43.9 | D                | D  | 46.7                       | 45.2 | D                | D  |   |
| 13 | I-15 SB Ramps / Indian Truck Trail                | TS                           | 25.6                       | 27.3 | C                | C  | 37.0                       | 36.4 | D                | D  |   |
| 14 | I-15 NB Ramps / Indian Truck Trail                | TS                           | 29.8                       | 28.8 | C                | C  | 32.5                       | 31.1 | C                | C  |   |
| 15 | Temescal Canyon Rd. / Indian Truck Trail          | TS                           | 27.8                       | 34.2 | C                | C  | 36.1                       | 39.2 | D                | D  |   |

<sup>1</sup> Delay and LOS calculated using the Synchro (Version 9) operation analysis software, based on the 2010 Highway Capacity Manual (HCM) method.

<sup>2</sup> TS = Traffic Signal; CSS = Cross Street Stop

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 6-1)

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

**Table 9 Opening Year (2020) plus Cumulative Intersection Analysis**

| #  | Intersection                                      | Traffic Control <sup>1</sup> | Intersection Approach Lanes <sup>1</sup> |          |          |            |          |          |           |          |          |           |          |          | EAPC (2020)                |          |          |                  |        |   |   |
|----|---|------------------------------|--|----------|----------|------------|----------|----------|-----------|----------|----------|-----------|----------|----------|----------------------------|----------|----------|------------------|--------|---|---|
|    |   |                              | Northbound                               |          |          | Southbound |          |          | Eastbound |          |          | Westbound |          |          | Delay <sup>2</sup> (Secs.) |          |          | Level of Service |        |   |   |
|    |   |                              | L  | T        | R        | L          | T        | R        | L         | T        | R        | L         | T        | R        | AM                         | PM       | PM       | AM               | PM     |   |   |
| 1  | Temescal Canyon Rd. / Dos Lagos Dr.               | TS                           | 1  | 2        | 0        | 1          | 1        | 1>>      | 1         | 1        | 1>       | 0         | 0        | 0        | 0                          | 0        | 0        | 15.0             | 13.8   | B | B |
| 2  | Temescal Canyon Rd. (North) / Temescal Canyon Rd. |                              | New Intersection - See Table 7-5         |          |          |            |          |          |           |          |          |           |          |          |                            |          |          |                  |        |   |   |
| 3  | I-15 NB Ramps / Temescal Canyon Rd.               | TS                           | 0  | 1        | 0        | 0          | 0        | 0        | 1         | 2        | 0        | 0         | 0        | 2        | 1>>                        |          |          | >200.0           | 110.7  | F | F |
| 4  | I-15 SB Ramps / Temescal Canyon Rd.               | TS                           | 0  | 0        | 0        | 0          | 1        | 1        | 0         | 1        | 1>>      | 1         | 1        | 0        | 1                          | 0        | 0        | >200.0           | 184.2  | F | F |
| 5  | Temescal Canyon Rd. / Lawson Rd.                  | CSS                          | 0  | 1        | 0        | 0          | 1        | 0        | 0         | 1        | 0        | 0         | 0        | 0        | 0                          | 0        | 0        | >100.0           | >100.0 | F | F |
| 6  | Temescal Canyon Rd. / Trifly Pkwy.                | TS                           | 1  | 1        | 0        | 0          | 1        | 1        | 1         | 0        | 1        | 0         | 0        | 0        | 0                          | 0        | 0        | 21.8             | 21.9   | C | C |
| 7  | Temescal Canyon Rd. / Glen Ivy Rd.                | CSS                          | 1  | 1        | d        | 1          | 1        | 0        | 0         | 1        | 0        | 0         | 1        | 0        | 0                          | 0        | 0        | >100.0           | 69.0   | F | F |
| 8  | Campbell Ranch Rd. / Temescal Canyon Rd.          | TS                           | 1  | 0        | 1        | 0          | 0        | 0        | 0         | 1        | 1        | 1         | 1        | 0        | 1                          | 1        | 0        | 32.4             | 47.0   | C | D |
| 9  | Temescal Canyon Rd. (South) / Temescal Canyon Rd. |                              | New Intersection - See Table 7-5         |          |          |            |          |          |           |          |          |           |          |          |                            |          |          |                  |        |   |   |
| 10 | Temescal Canyon Rd. / Temescal Hills Dr. North    | <b>TS</b>                    | <b>1</b>                                 | <b>2</b> | <b>0</b> | <b>1</b>   | <b>2</b> | <b>0</b> | <b>1</b>  | <b>1</b> | <b>0</b> | <b>1</b>  | <b>1</b> | <b>0</b> | <b>1</b>                   | <b>1</b> | <b>0</b> | 49.7             | 37.2   | D | D |
| 11 | Temescal Canyon Rd. / Terramor Dr.                | <b>TS</b>                    | <b>1</b>                                 | <b>2</b> | <b>0</b> | <b>1</b>   | <b>2</b> | <b>0</b> | <b>1</b>  | <b>1</b> | <b>0</b> | <b>1</b>  | <b>1</b> | <b>0</b> | <b>1</b>                   | <b>1</b> | <b>0</b> | 36.3             | 17.2   | D | B |
| 12 | Campbell Ranch Rd. / Indian Truck Trail           | TS                           | 1  | 2        | 1>       | 2          | 2        | 0        | 0         | 1        | 0        | 1         | 1        | 1        | 1                          | 1        | 1        | 104.1            | 93.7   | F | F |
| 13 | I-15 SB Ramps / Indian Truck Trail                | TS                           | 0  | 0        | 0        | 1          | 1        | 1        | 0         | 3        | 1        | 1         | 2        | 0        | 0                          | 0        | 0        | 51.1             | 136.3  | D | F |
| 14 | I-15 NB Ramps / Indian Truck Trail                | TS                           | 1  | 1        | 1        | 0          | 0        | 0        | 2         | 2        | 0        | 0         | 2        | 1        | 0                          | 2        | 1        | 54.7             | 37.8   | D | D |
| 15 | Temescal Canyon Rd. / Indian Truck Trail          | TS                           | 1  | 1        | 0        | 0          | 1        | 1        | 2         | 0        | 1        | 0         | 0        | 0        | 0                          | 0        | 0        | 36.8             | >200.0 | D | F |

**BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).**

<sup>1</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet).

L = Left; T = Through; R = Right; d = Defacto Right-Turn Lane; > = Right-Turn Overlap Phasing; >> = Free Right-Turn; d = Defacto Right Turn Lane; 1 = Improvement

<sup>2</sup> Delay and LOS calculated using the Synchro (Version 9) operation analysis software, based on the 2010 Highway Capacity Manual (HCM) method.

<sup>3</sup> TS = Traffic Signal; CSS = Cross Street Stop

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 7-1 )



|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

EIR 439 disclosed that the I-15 Northbound Ramps/Temescal Canyon Road intersection would operate at LOS "F") during both the AM and PM peak hours under both the Year 2008 EAPC and Year 2012 EAPC traffic scenarios. EIR 439 documented that SP 327 would contribute 322 AM peak hour trips and 315 PM peak hour trips at this intersection under Year 2008 EAPC traffic conditions, and 429 AM peak hour trips and 469 PM peak hour trips under Year 2012 EAPC traffic conditions. Accordingly, the Project would not result in a new impact or substantially increase the severity of a significant impact previously disclosed in EIR 439.

- ***I-15 Southbound Ramps/Temescal Canyon Road:*** With implementation of the Project, this freeway ramp is projected to operate at deficient levels (LOS "F") during the AM and PM peak hours under EAPC traffic conditions. The proposed Project would contribute 45 AM peak hour trips and 147 PM peak hour trips to this intersection under EAPC traffic conditions.

EIR 439 disclosed that the I-15 Southbound Ramps/Temescal Canyon Road intersection would operate at LOS "F") during both the AM and PM peak hours under both the Year 2008 EAPC and Year 2012 EAPC traffic scenarios. EIR 439 documented that SP 327 would contribute 433 AM peak hour trips and 600 PM peak hour trips at this intersection under Year 2008 EAPC traffic conditions, and 581 AM peak hour trips and 865 PM peak hour trips under Year 2012 EAPC traffic conditions. Accordingly, the Project would not result in a new impact or substantially increase the severity of a significant impact previously disclosed in EIR 439.

- ***Temescal Canyon Road/Lawson Road:*** With implementation of the Project, this intersection is projected to operate at deficient levels (LOS "F") during the AM and PM peak hours under EAPC traffic conditions. The proposed Project would contribute 19 AM peak hour trips and 26 PM peak hour trips to this intersection under EAPC traffic conditions.

EIR 439 disclosed that the Temescal Canyon Road/Lawson Road intersection would operate at (LOS "F") during both the AM and PM peak hours under both the Year 2008 EAPC and Year 2012 EAPC traffic scenarios. EIR 439 documented that SP 327 would contribute 434 AM peak hour trips and 600 PM peak hour trips at this intersection under Year 2008 EAPC traffic conditions, and 583 AM peak hour trips and 881 PM peak hour trips under Year 2012 EAPC traffic conditions. Accordingly, the Project would not result in a new impact or substantially increase the severity of a significant impact previously disclosed in EIR 439.

- ***Temescal Canyon Road/Glen Ivy Road:*** With implementation of the Project, this freeway segment is projected to operate at deficient levels (LOS "F") during the AM and PM peak hours under EAPC traffic conditions. The proposed Project would contribute 23 AM peak hour trips and 32 PM peak hour trips to this intersection under EAPC traffic conditions.

EIR 439 disclosed that the Temescal Canyon Road/Glen Ivy Road intersection would operate at (LOS "F") during both the AM and PM peak hours under both the Year 2008 EAPC and Year 2012 EAPC traffic scenarios. EIR 439 documented that SP 327 would contribute 434 AM peak hour trips and 600 PM peak hour trips at this intersection under Year 2008 EAPC traffic conditions, and 591 AM peak hour trips and 912 PM peak hour trips under Year 2012 EAPC traffic conditions. Accordingly, the Project would not result in a new impact or substantially increase the severity of a significant 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 |
|------------------------------------|---|----------------------------------|--|

- **Campbell Ranch Road (De Palma Road)/Indian Truck Trail:** With implementation of the Project, this intersection is projected to operate at deficient levels (LOS "F") during the AM and PM peak hours under EAPC traffic conditions. The proposed Project would contribute 20 AM peak hour trips and 26 PM peak hour trips to this intersection under EAPC traffic conditions.

EIR 439 disclosed that the Campbell Rand Road/Indian Truck Trail intersection would operate at (LOS "F") during both the AM and PM peak hours under both the Year 2008 EAPC and Year 2012 EAPC traffic scenarios. EIR 439 documented that SP 327 would contribute 43 AM peak hour trips and 60 PM peak hour trips at this intersection under Year 2008 EAPC traffic conditions, and 60 AM peak hour trips and 91 PM peak hour trips under Year 2012 EAPC traffic conditions. Accordingly, the Project would not result in a new impact or substantially increase the severity of a significant impact previously disclosed in EIR 439.

- **I-15 Southbound Ramps/Indian Truck Trail:** With implementation of the Project, this intersection is projected to operate at deficient levels (LOS "F") during the PM peak hours under EAPC traffic conditions. The proposed Project would contribute 85 PM peak hour trips to this freeway ramp under EAPC traffic conditions.

EIR 439 disclosed that I-15 Southbound Ramps/Indian Truck Trail intersection would operate at (LOS "F") during both the AM and PM peak hours under both the Year 2008 EAPC and Year 2012 EAPC traffic scenarios. EIR 439 documented that SP 327 would contribute 226 AM peak hour trips and 248 PM peak hour trips at this intersection under Year 2008 EAPC traffic conditions, and 307 AM peak hour trips and 375 PM peak hour trips under Year 2012 EAPC traffic conditions. Accordingly, the Project would not result in a new impact or substantially increase the severity of a significant impact previously disclosed in EIR 439.

- **Temescal Canyon Road/Indian Truck Trail:** With implementation of the Project, this intersection is projected to operate at deficient levels (LOS "F") during the PM peak hours under EAPC traffic conditions. The proposed Project would contribute 193 PM peak hour trips to this intersection under EAPC traffic conditions.

EIR 439 disclosed that the Temescal Canyon Road/Indian Truck Trail intersection would operate at (LOS "F") during the PM peak hours under both the Year 2008 EAPC and Year 2012 EAPC traffic scenarios. EIR 439 documented that SP 327 would contribute 599 PM peak hour trips at this intersection under Year 2008 EAPC traffic conditions, and 898 PM peak hour trips under Year 2012 EAPC traffic conditions. Accordingly, the Project would not result in a new impact or substantially increase the severity of a significant impact previously disclosed in EIR 439.

EIR 439 determined that all of the above-listed intersections would operate at acceptable LOS upon implementation of the mitigation measures listed in EIR 439. The Project's traffic analysis confirmed that all of the above-listed intersections would operate at acceptable LOS with implementation of the mitigation measures listed in EIR 439. The mitigation measures identified in EIR 439 would continue to apply to the proposed Project and would ensure that the Project's cumulatively considerable traffic impacts would be reduced to less-than-significant levels. Additional mitigation measures beyond those already specified in EIR 439 would not be 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 |
|------------------------------------|---|----------------------------------|--|

b) The only Riverside County CMP roadway in the Project vicinity is I-15. EIR 439 concluded that implementation of SP 327 would result in significant and unavoidable impacts to I-15. Addendum No. 1 disclosed that SP 327A1 would substantially reduce impacts to I-15 from what was previously disclosed in EIR 439 (due to an approximately 19 percent reduction in average daily traffic trips as compared to the original SP 327 proposal), but that impacts to I-15 would remain significant and unavoidable. The proposed Project would implement the second development phase of SP 327A1; no component of the Project is more intense than contemplated by SP 327A1 or than disclosed in Addendum No. 1.

Although EIR 439 did not quantify the impact that traffic associated with SP 327 would have on the performance of I-15, the EIR disclosed the total number of daily traffic trips resulting from buildout of the Specific Plan and the distribution of those daily traffic trips on the circulation network. EIR 439 also disclosed that the EIR for the County's General Plan, which was certified in 2003, concluded that I-15 would operate at failing levels as a result of anticipated growth in Riverside County. As such, the issue of potentially deficient service on I-15 does not represent new information of substantial importance which was not known and could not have been known at the time EIR 439 was certified, and information about the Project's potential direct and/or cumulative impact on I-15 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 potential effects to I-15, and no legal challenge was filed within the statute of limitations period established by Public Resources Code §21167(c). Pursuant to CEQA Guidelines Section 15162(a)(3), the issue of Project-related effects to I-15 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; thus, minor additions are needed to make the previous EIR adequate to cover the actions that are currently proposed, which are documented herein and serve as an Addendum to EIR 439.

Existing plus Project Traffic Impact Analysis

The Existing plus Project (E+P) analysis scenario was not evaluated in EIR 439; but, is provided herein for informational purposes to satisfy CEQA's requirement to identify the Project's impacts to the existing environment. As shown in Table 10 through Table 12, all I-15 freeway mainline segments, freeway ramps, and freeway ramp merge/diverge junctions in the Project study area would operate at acceptable LOS under the E+P traffic scenario. Accordingly, the Project would not conflict with the Riverside County CMP under E+P conditions, and would not result in an impact that was not 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

**Table 10 Existing plus Project Freeway Mainline Segment Analysis**

| Freeway      | Direction | Mainline Segment                           | Lanes <sup>1</sup> | Existing (2015)      |      |                  |    |                      |      | E+P              |    |  |
|--------------|-----------|--|--------------------|----------------------|------|------------------|----|----------------------|------|------------------|----|--|
|              |           |  |                    | Density <sup>2</sup> |      | LOS <sup>3</sup> |    | Density <sup>2</sup> |      | LOS <sup>3</sup> |    |  |
|              |           |  |                    | AM                   | PM   | AM               | PM | AM                   | PM   | AM               | PM |  |
| I-15 Freeway | SB        | North of Temescal Canyon Road              | 3                  | 16.1                 | 29.4 | B                | D  | 16.4                 | 30.7 | B                | D  |  |
|              |           | Temescal Canyon Road to Indian Truck Trail | 3                  | 14.8                 | 28.6 | B                | D  | 14.8                 | 28.6 | B                | D  |  |
|              |           | South of Indian Truck Trail                | 3                  | 14.6                 | 25.6 | B                | C  | 15.0                 | 26.0 | B                | C  |  |
|              | NB        | North of Temescal Canyon Road              | 3                  | 22.1                 | 19.8 | C                | C  | 22.9                 | 20.3 | C                | C  |  |
|              |           | Temescal Canyon Road to Indian Truck Trail | 3                  | 26.4                 | 18.4 | D                | C  | 26.4                 | 18.4 | D                | C  |  |
|              |           | South of Indian Truck Trail                | 3                  | 25.7                 | 17.6 | C                | B  | 26.0                 | 18.1 | C                | C  |  |

<sup>1</sup> Number of lanes are in the specified direction and is based on existing conditions.

<sup>2</sup> Density is measured by passenger cars per mile per lane (pc/mi/ln).

<sup>3</sup> LOS = Level of Service

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 5-3)

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

**Table 11 Existing plus Project Freeway Ramp Analysis**

| Intersection                         | Movement | Stacking (Feet) | Existing (2015)                                   |              |                          |     | E+P   |              |                          |     |
|--------------------------------------|----------|-----------------|---|--------------|--------------------------|-----|---|--------------|--------------------------|-----|
|                                      |          |                 | 95th Percentile Stacking Distance Required (Feet) |              | Acceptable? <sup>1</sup> |     | 95th Percentile Stacking Distance Required (Feet) |              | Acceptable? <sup>1</sup> |     |
|                                      |          |                 | AM Peak Hour                                      | PM Peak Hour | AM                       | PM  | AM Peak Hour                                      | PM Peak Hour | AM                       | PM  |
| I-15 NB Ramps / Temescal Canyon Road | NBL/T/R  | 1,350           | 757 <sup>2</sup>                                  | 55           | Yes                      | Yes | 760 <sup>2</sup>                                  | 63           | Yes                      | Yes |
|                                      | SBL/T    | 1,360           | 84  | 48           | Yes                      | Yes | 84  | 58           | Yes                      | Yes |
| I-15 SB Ramps / Temescal Canyon Road | SBR      | 500             | 62  | 59           | Yes                      | Yes | 69  | 86           | Yes                      | Yes |
|                                      | SBL      | 675             | 60  | 45           | Yes                      | Yes | 60  | 45           | Yes                      | Yes |
| I-15 SB Ramps / Indian Truck Trail   | SBT/R    | 1,740           | 0   | 52           | Yes                      | Yes | 0   | 52           | Yes                      | Yes |
|                                      | SBR      | 500             | 0   | 52           | Yes                      | Yes | 0   | 52           | Yes                      | Yes |
| I-15 NB Ramps / Indian Truck Trail   | NBL      | 500             | 122   | 75           | Yes                      | Yes | 122   | 98           | Yes                      | Yes |
|                                      | NBT      | 1,350           | 62  | 78           | Yes                      | Yes | 67  | 65           | Yes                      | Yes |
|                                      | NBR      | 500             | 44  | 0            | Yes                      | Yes | 47  | 40           | Yes                      | Yes |

<sup>1</sup> Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.

<sup>2</sup> 95th percentile volume exceeds capacity; queue may be longer. Queue shown is maximum after two cycles.

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 5-2)

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

**Table 12 Existing plus Project Merge/Diverge Analysis**

| Freeway      | Direction  | Ramp or Segment                  | Lanes on Freeway | Existing (2015)      |                  |                      |                  |                      |                  | E+P                  |                  |   |
|--------------|------------|----------------------------------|------------------|----------------------|------------------|----------------------|------------------|----------------------|------------------|----------------------|------------------|---|
|              |            |                                  |                  | AM Peak Hour         |                  | PM Peak Hour         |                  | AM Peak Hour         |                  | PM Peak Hour         |                  |   |
|              |            |                                  |                  | Density <sup>1</sup> | LOS <sup>2</sup> | Density <sup>1</sup> | LOS <sup>2</sup> | Density <sup>1</sup> | LOS <sup>2</sup> | Density <sup>1</sup> | LOS <sup>2</sup> |   |
| I-15 Freeway | Southbound | Off-Ramp at Temescal Canyon Road | 3                | C                    | 22.8             | C                    | 33.4             | D                    | 23.1             | C                    | 34.2             | D |
|              |            | On-Ramp at Temescal Canyon Road  | 3                | B                    | 18.7             | B                    | 30.8             | C                    | 18.7             | B                    | 30.8             | D |
|              |            | Off-Ramp at Indian Truck Trail   | 3                | C                    | 21.2             | C                    | 33.1             | D                    | 21.2             | C                    | 33.1             | D |
|              |            | On-Ramp at Indian Truck Trail    | 3                | B                    | 18.6             | B                    | 28.0             | D                    | 19.3             | B                    | 28.5             | D |
|              | Northbound | On-Ramp at Temescal Canyon Road  | 3                | C                    | 24.9             | C                    | 25.5             | C                    | 25.9             | C                    | 24.1             | C |
|              |            | Off-Ramp at Temescal Canyon Road | 3                | D                    | 32.8             | D                    | 25.1             | C                    | 32.8             | D                    | 25.1             | C |
|              |            | On-Ramp at Indian Truck Trail    | 3                | D                    | 29.3             | D                    | 22.5             | C                    | 29.3             | D                    | 22.5             | C |
|              |            | Off-Ramp at Indian Truck Trail   | 3                | D                    | 31.5             | D                    | 24.3             | C                    | 31.6             | D                    | 25.0             | C |

**BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

<sup>1</sup> Density is measured by passenger cars per mile per lane (pc/mi/lane).

<sup>2</sup> LOS = Level of Service

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 5-4)

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

Opening Year (2020) Traffic Impact Analysis

Table 13 through Table 15 summarizes the LOS at I-15 freeway mainline segments, freeway ramps, and freeway ramp junction merge/diverge areas in the Project study area under Opening Year (2020) traffic conditions. All I-15 freeway ramps in the Project study area would operate at acceptable LOS under Opening Year (2020) traffic conditions; however, the following freeway mainline segments and freeway ramp merge/diverge junctions would operate at unacceptable LOS under Opening Year (2020) conditions:

*Freeway Mainline Segments*

- I-15, Southbound, North of Temescal Canyon Road (LOS "F" during PM peak hour);
- I-15, Southbound, Temescal Canyon Road and Indian Truck Trail (LOS "E" during PM peak hour); and
- I-15, Southbound, South of Indian Truck Trail (LOS "E" during PM peak hour)

*Freeway Ramp Merge/Diverge Junctions*

- I-15, Southbound, Off-Ramp at Temescal Canyon Road (LOS "E" during PM peak hour);
- I-15, Southbound, On-Ramp at Temescal Canyon Road (LOS "E" during PM peak hour);
- I-15, Southbound, Off-Ramp at Indian Truck Trail (LOS "E" during PM peak hour);
- I-15, Southbound, On-Ramp at Indian Truck Trail (LOS "E" during PM peak hour); and
- I-15, Northbound, Off-Ramp at Temescal Canyon Road (LOS "E" AM peak hour)

If SP 327 were implemented as originally approved, the deficiency at the above-listed freeway mainline segments and freeway ramp merge/diverge junctions would have been greater than shown in Table 13 and Table 15, respectively. As disclosed in Addendum No. 1, the original SP 327 proposal would have generated 3,434 more daily traffic trips than SP 327A1 (for which the Project is an implementing action), and would contribute a substantially higher number of daily traffic trips to I-15 than would occur under SP 327A1 (and the Project). Accordingly, the LOS deficiencies at I-15 freeway mainlines segments and freeway ramp merge/diverge junctions under the Opening Year (2020) traffic scenario would not be greater than the SP 327 project that was evaluated in EIR 439, and a less severe impact would occur.

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

**Table 13 Opening Year (2020) Freeway Mainline Segment Analysis**

| Freeway      | Direction | Mainline Segment                           | Lanes <sup>1</sup> | Existing (2015)      |      |                  |    |                      |      | EAP (2020)       |    |    |    |  |  |
|--------------|-----------|--|--------------------|----------------------|------|------------------|----|----------------------|------|------------------|----|----|----|--|--|
|              |           |  |                    | Density <sup>2</sup> |      | LOS <sup>3</sup> |    | Density <sup>2</sup> |      | LOS <sup>3</sup> |    |    |    |  |  |
|              |           |  |                    | AM                   | PM   | AM               | PM | AM                   | PM   | AM               | PM | AM | PM |  |  |
| I-15 Freeway | SB        | North of Temescal Canyon Road              | 3                  | 16.1                 | 29.4 | B                | D  | 18.4                 | 50.8 | C                | F  |    |    |  |  |
|              |           | Temescal Canyon Road to Indian Truck Trail | 3                  | 14.8                 | 28.6 | B                | D  | 16.4                 | 43.2 | B                | E  |    |    |  |  |
|              |           | South of Indian Truck Trail                | 3                  | 14.6                 | 25.6 | B                | C  | 17.1                 | 38.3 | B                | E  |    |    |  |  |
|              | NB        | North of Temescal Canyon Road              | 3                  | 22.1                 | 19.8 | C                | C  | 27.1                 | 27.9 | D                | D  |    |    |  |  |
|              |           | Temescal Canyon Road to Indian Truck Trail | 3                  | 26.4                 | 18.4 | D                | C  | 30.4                 | 24.0 | D                | C  |    |    |  |  |
|              |           | South of Indian Truck Trail                | 3                  | 25.7                 | 17.6 | C                | B  | 30.2                 | 24.3 | D                | C  |    |    |  |  |

**BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

<sup>1</sup> Number of lanes are in the specified direction and is based on existing conditions.

<sup>2</sup> Density is measured by passenger cars per mile per lane (pc/mi/ln).

<sup>3</sup> LOS = Level of Service

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 6-3)



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

**Table 14 Opening Year (2020) Freeway Ramp Analysis**

| Intersection                         | Movement     | Stacking (Feet) | EAPC (2020)                                       |  |                          |           |
|--------------------------------------|--------------|-----------------|---|--|--------------------------|-----------|
|                                      |              |                 | 95th Percentile Stacking Distance Required (Feet) |  | Acceptable? <sup>1</sup> |           |
|                                      |              |                 | AM Peak Hour                                      | PM Peak Hour                           | AM                       | PM        |
| I-15 NB Ramps / Temescal Canyon Road | NBL/T/R      | 1,350           | 2,298 <sup>2</sup>                                | 686 <sup>2</sup>                       | No                       | Yes       |
|                                      | SBL/T<br>SBR | 1,360<br>500    | 2,736 <sup>2</sup><br>320                         | 1,288 <sup>2</sup><br>912 <sup>2</sup> | No<br>Yes                | Yes<br>No |
| I-15 SB Ramps / Indian Truck Trail   | SBL          | 675             | 65  | 80                                     | Yes                      | Yes       |
|                                      | SBT/R        | 1,740           | 0   | 114                                    | Yes                      | Yes       |
|                                      | SBR          | 500             | 0   | 112                                    | Yes                      | Yes       |
| I-15 NB Ramps / Indian Truck Trail   | NBL          | 500             | 188   | 320                                    | Yes                      | Yes       |
|                                      | NBT          | 1,350           | 143   | 259                                    | Yes                      | Yes       |
|                                      | NBR          | 500             | 93  | 74                                     | Yes                      | Yes       |

**BOLD** = Stacking Distance does not meet the applicable jurisdictional requirements (i.e., unacceptable Stacking Distance).

<sup>1</sup> Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.

<sup>2</sup> 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 7-2)

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

**Table 15 Opening Year (2020) Merge/Diverge Analysis**

| Freeway      | Direction  | Ramp or Segment                  | Lanes on Freeway | Existing (2015)      |                  |                      |                  | EAP (2020)           |                  |                      |                  |
|--------------|------------|----------------------------------|------------------|----------------------|------------------|----------------------|------------------|----------------------|------------------|----------------------|------------------|
|              |            |                                  |                  | AM Peak Hour         |                  | PM Peak Hour         |                  | AM Peak Hour         |                  | PM Peak Hour         |                  |
|              |            |                                  |                  | Density <sup>1</sup> | LOS <sup>2</sup> | Density <sup>1</sup> | LOS <sup>2</sup> | Density <sup>1</sup> | LOS <sup>2</sup> | Density <sup>1</sup> | LOS <sup>2</sup> |
| I-15 Freeway | Southbound | Off-Ramp at Temescal Canyon Road | 3                | C                    | 33.4             | D                    | 25.4             | C                    | 44.4             | F                    |                  |
|              |            | On-Ramp at Temescal Canyon Road  | 3                | B                    | 30.8             | C                    | 20.2             | C                    | 38.1             | E                    |                  |
|              |            | Off-Ramp at Indian Truck Trail   | 3                | C                    | 33.1             | D                    | 22.9             | C                    | 40.1             | E                    |                  |
|              |            | On-Ramp at Indian Truck Trail    | 3                | B                    | 28.0             | D                    | 21.7             | C                    | 35.5             | E                    |                  |
|              | Northbound | On-Ramp at Temescal Canyon Road  | 3                | C                    | 25.5             | C                    | 29.5             | D                    | 30.5             | D                    |                  |
|              |            | Off-Ramp at Temescal Canyon Road | 3                | D                    | 25.1             | C                    | 35.1             | E                    | 29.9             | D                    |                  |
|              |            | On-Ramp at Indian Truck Trail    | 3                | D                    | 22.5             | C                    | 32.0             | D                    | 27.5             | C                    |                  |
|              |            | Off-Ramp at Indian Truck Trail   | 3                | D                    | 24.3             | C                    | 34.2             | D                    | 30.4             | D                    |                  |

**BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

<sup>1</sup> Density is measured by passenger cars per mile per lane (pc/mi/ln).

<sup>2</sup> LOS = Level of Service

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 6-4)

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

Opening Year (2020) plus Cumulative Traffic Impact Analysis

Table 16 through Table 18 summarizes the LOS at I-15 freeway mainline segments, freeway ramps, and freeway ramp junction merge/diverge areas in the Project study area under Opening Year (2020) plus Cumulative traffic conditions. All I-15 freeway facilities in the Project study area would operate at acceptable LOS under Opening Year (2020) plus Cumulative traffic conditions with the exception of the following freeway mainline segments, freeway ramps, and freeway ramp merge/diverge junctions:

*Freeway Mainline Segments*

- I-15, Southbound, North of Temescal Canyon Road (LOS “F” during PM peak hour);
- I-15, Southbound, Temescal Canyon Road and Indian Truck Trail (LOS “F” during PM peak hour);
- I-15, Southbound, South of Indian Truck Trail (LOS “F” during PM peak hour);
- I-15, Northbound, North of Temescal Canyon Road (LOS “F” during PM peak hour);
- I-15, Northbound, Temescal Canyon Road and Indian Truck Trail (LOS “E” during AM peak hour); and
- I-15, Northbound, South of Indian Truck Trail (LOS “F” during AM peak hour).

*Freeway Ramps*

- I-15 Northbound Ramps at Temescal Canyon Road (deficient during AM peak hour); and
- I-15 Southbound Ramps at Temescal Canyon Road (deficient during the AM and PM peak hours).

*Freeway Ramp Merge/Diverge Junctions*

- I-15, Southbound, Off-Ramp at Temescal Canyon Road (LOS “F” during AM and PM peak hour);
- I-15, Southbound, On-Ramp at Temescal Canyon Road (LOS “F” during PM peak hour);
- I-15, Southbound, Off-Ramp at Indian Truck Trail (LOS “F” during PM peak hour);
- I-15, Southbound, On-Ramp at Indian Truck Trail (LOS “F” during PM peak hour);
- I-15, Northbound, On-Ramp at Temescal Canyon Road (LOS “E” during AM peak hour and LOS “F” during PM peak hour);
- I-15, Northbound, Off-Ramp at Temescal Canyon Road (LOS “E” during AM peak hour);
- I-15, Northbound, On-Ramp at Indian Truck Trail (LOS “E” during AM peak hour); and
- I-15, Northbound, Off-Ramp at Indian Truck Trail (LOS “F” during AM peak hour and LOS “F” during PM peak hour).

If SP 327 were implemented as originally approved, the deficiency at the above-listed freeway mainline segments and freeway ramp merge/diverge junctions would have been greater than shown in Table 16 through Table 18, respectively. As disclosed in Addendum No. 1, the original SP 327 proposal would have generated 3,434 more daily traffic trips than SP 327A1 (for which the Project is an implementing action), and would contribute a substantially higher number of daily traffic trips to I-15 than would occur under SP 327A1 (and the Project). Accordingly, the LOS deficiencies at I-15 freeway mainlines segments and freeway ramp merge/diverge junctions under the Opening Year (2020) traffic scenario would not be greater than the SP 327 project that was evaluated in EIR 439, and a less severe impact would occur.

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

**Table 16 Opening Year (2020) plus Cumulative Freeway Mainline Segment Analysis**

| Freeway      | Direction | Mainline Segment                           | Lanes <sup>1</sup> | EAPC (2020)          |             |                  |    |
|--------------|-----------|--|--------------------|----------------------|-------------|------------------|----|
|              |           |  |                    | Density <sup>2</sup> |             | LOS <sup>3</sup> |    |
|              |           |  |                    | AM                   | PM          | AM               | PM |
| I-15 Freeway | SB        | North of Temescal Canyon Road              | 3                  | 33.6                 | <b>83.3</b> | D                | F  |
|              |           | Temescal Canyon Road to Indian Truck Trail | 3                  | 18.2                 | <b>65.8</b> | C                | F  |
|              |           | South of Indian Truck Trail                | 3                  | 20.7                 | <b>79.6</b> | C                | F  |
|              | NB        | North of Temescal Canyon Road              | 3                  | 34.1                 | <b>61.9</b> | D                | F  |
|              |           | Temescal Canyon Road to Indian Truck Trail | 3                  | <b>40.4</b>          | 28.2        | E                | D  |
|              |           | South of Indian Truck Trail                | 3                  | <b>50.2</b>          | 30.7        | F                | D  |

**BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

<sup>1</sup> Number of lanes are in the specified direction and is based on existing conditions.

<sup>2</sup> Density is measured by passenger cars per mile per lane (pc/mi/ln).

<sup>3</sup> LOS = Level of Service

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 7-3)

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

**Table 17 Opening Year (2020) plus Cumulative Freeway Ramp Analysis**

| Intersection                         | Movement | Stacking (Feet) | EAPC (2020)                                       |                         |                          |     |
|--------------------------------------|----------|-----------------|---|-------------------------|--------------------------|-----|
|                                      |          |                 | 95th Percentile Stacking Distance Required (Feet) |                         | Acceptable? <sup>1</sup> |     |
|                                      |          |                 | AM Peak Hour                                      | PM Peak Hour            | AM                       | PM  |
| I-15 NB Ramps / Temescal Canyon Road | NBL/T/R  | 1,350           | <b>2,298</b> <sup>2</sup>                         | 686 <sup>2</sup>        | No                       | Yes |
| I-15 SB Ramps / Temescal Canyon Road | SBL/T    | 1,360           | <b>2,736</b> <sup>2</sup>                         | 1,288 <sup>2</sup>      | No                       | Yes |
|                                      | SBR      | 500             | 320   | <b>912</b> <sup>2</sup> | Yes                      | No  |
| I-15 SB Ramps / Indian Truck Trail   | SBL      | 675             | 65  | 80                      | Yes                      | Yes |
|                                      | SBT/R    | 1,740           | 0   | 114                     | Yes                      | Yes |
|                                      | SBR      | 500             | 0   | 112                     | Yes                      | Yes |
| I-15 NB Ramps / Indian Truck Trail   | NBL      | 500             | 188   | 320                     | Yes                      | Yes |
|                                      | NBT      | 1,350           | 143   | 259                     | Yes                      | Yes |
|                                      | NBR      | 500             | 93  | 74                      | Yes                      | Yes |

**BOLD** = Stacking Distance does not meet the applicable jurisdictional requirements (i.e., unacceptable Stacking Distance).

<sup>1</sup> Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.

<sup>2</sup> 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 7-2)

|                                    |   |                                  |  |
|------------------------------------|---|----------------------------------|--|
| 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 |
|------------------------------------|---|----------------------------------|--|

**Table 18 Opening Year (2020) plus Cumulative Merge/Diverge Analysis**

| Freeway      | Direction  | Ramp or Segment                  | Lanes on Freeway | EAPC (2020)          |                  |                      |                  |
|--------------|------------|----------------------------------|------------------|----------------------|------------------|----------------------|------------------|
|              |            |                                  |                  | AM Peak Hour         |                  | PM Peak Hour         |                  |
|              |            |                                  |                  | Density <sup>1</sup> | LOS <sup>2</sup> | Density <sup>1</sup> | LOS <sup>2</sup> |
| I-15 Freeway | Southbound | Off-Ramp at Temescal Canyon Road | 3                | <b>40.2</b>          | F                | <b>54.9</b>          | F                |
|              |            | On-Ramp at Temescal Canyon Road  | 3                | 22.5                 | C                | <b>47.1</b>          | F                |
|              |            | Off-Ramp at Indian Truck Trail   | 3                | 24.9                 | C                | <b>50.5</b>          | F                |
|              |            | On-Ramp at Indian Truck Trail    | 3                | 26.1                 | C                | <b>50.3</b>          | F                |
|              | Northbound | On-Ramp at Temescal Canyon Road  | 3                | <b>35.3</b>          | E                | <b>49.2</b>          | F                |
|              |            | Off-Ramp at Temescal Canyon Road | 3                | <b>40.4</b>          | E                | 33.2                 | D                |
|              |            | On-Ramp at Indian Truck Trail    | 3                | <b>37.3</b>          | E                | 30.7                 | D                |
|              |            | Off-Ramp at Indian Truck Trail   | 3                | <b>44.6</b>          | F                | <b>35.1</b>          | E                |

**BOLD** = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

<sup>1</sup> Density is measured by passenger cars per mile per lane (pc/mi/ln).

<sup>2</sup> LOS = Level of Service

Source: (Urban Crossroads, 2016, Appendix D to this EIR Addendum, Table 7-4)

| 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 & 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 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 regulates 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 327A1 accommodates multi-use trails on the subject property and along its frontage with Temescal Canyon Road. The Specific Plan area is not served by the Riverside Transportation Agency (RTA) under existing conditions; however, SP 327A1 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.

Mitigation: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) to mitigate impacts to transportation and traffic continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3).

**44. Bike Trails**

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"; Traffic Impact Analysis (Urban Crossroads, 2016); Project Application Materials

| 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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

**Findings of Fact:**

The proposed Project would not interfere with the County's trails and bikeway system or the approved trail plan for SP 327A1. As disclosed in Addendum No. 1, implementation of the SP 327A1 trails plan would not create an inconsistency or conflict with the planned bike trail alignment for the area. Accordingly, the Project would result in a less-than-significant impact to bicycle trails. This finding is consistent with the conclusions of EIR 439.

**Mitigation:** Mitigation is not required.

**Monitoring:** Monitoring is not required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**Source:** 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 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 would implement the second phase of development in 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 327A1 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



| 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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

Standards Code that 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. 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.

**Mitigation:** No mitigation measures beyond those identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) to mitigate utility and service system impacts continue to apply to the proposed Project.

**Monitoring:** Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3).

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**Source:** 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, which would substantially reduce the amount of wastewater generated by the Project from the levels

| 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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assumed in EIR 439. As such, the proposed Project would not increase the demand for wastewater services or infrastructure above what was disclosed in EIR 439 and the Project would not result in new or more severe significant impacts to wastewater utilities above what was previously disclosed in EIR 439.

**Mitigation:** No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3) to mitigate utility and service system impacts continue to apply to the proposed Project.

**Monitoring:** Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1, 2, and 3).

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

**Source:** EIR 439, Section VII.I, "Solid Waste"; Addendum No. 1; Project Application Materials

**Findings of Fact:**

a & b) Impacts to solid waste services and landfill capacity were evaluated and disclosed as part of EIR 439, which concluded that such impacts would be less than significant. Conditions of approval were applied to SP 327 to ensure that development and long-term operation of the Project site would comply with applicable solid waste statutes and regulations. As disclosed in Addendum No. 1, SP 327A1 would substantially decrease the amount of solid waste that would be generated upon full buildout of the Specific Plan. The proposed Project seeks to implement the second phase of development according to the land plan for SP A1, and therefore would generate less solid waste than disclosed in EIR 439. Accordingly, implementation of the proposed Project would result in reduced impacts to solid waste services as compared to EIR 439.

**Mitigation:** 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.

**48. Utilities**

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

|   | 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) Street lighting?                                   | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |
| g) Other governmental services?                       | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |

Source: EIR 439, Section VII.H, "Utilities"; California Building Standards Code; Addendum No. 1; Project Application Materials

**Findings of Fact:**

a-g) Impacts to utilities were evaluated and disclosed as part of EIR 439, which concluded that physical impacts associated with the provision of utility services to the Project site would occur within the ground disturbance area analyzed by EIR 439 (including off-site utility improvements that would be constructed within the existing public rights-of-ways of developed/paved streets). No other physical impacts would have the potential to occur. Addendum No. 1 concluded that the installation of utilities to serve SP 327A1 would result in similar impact as disclosed in EIR 439. The proposed Project seeks to implement of the second phase of development in SP 327A1, and the utilities required to serve the Project are similar to those previously evaluated in EIR 439 and Addendum No. 1. Accordingly, the proposed Project would not create any new or more severe significant impacts related to the installation and use of utilities. Impacts would be less than significant and mitigation would not be required, which is similar to the conclusion of EIR 439.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**49. Energy Conservation**

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

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

Source: EIR 439, Section VII.H, "Utilities"; Addendum No. 1; California Building Standards Code; Project Application Materials

**Findings of Fact:**

The proposed Project would not conflict with any adopted energy conservation plans. The proposed Project would be required to comply with the most recent version of the California Building Standards Code, which required much more stringent energy efficiency practices (the use of energy efficient appliances and building materials, lower water usage, and landfill waste diversion/recycling, etc.) than assumed by EIR 439. Mandatory compliance with the California Building Standards Code would further decrease the Project's energy demand below levels disclosed in EIR 439. Accordingly, the proposed Project would not create a substantial conflict with adopted energy conservation plans and impacts would be less than significant, which is consistent with the conclusion of EIR 439.

**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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

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

Source: Staff review; Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, to a greater degree than previously disclosed in EIR 439.

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

Source: Staff review; Project Application Materials

Findings of Fact: The proposed Project does not create any additional impacts which are individually limited, but cumulatively considerable, beyond those 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>53.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/>           | <input type="checkbox"/>                                      | <input type="checkbox"/>         | <input checked="" type="checkbox"/>            |

Source: Staff review; Project Application Materials

Findings of Fact: 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.

**EARLIER ANALYSES**

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

Earlier Analyses Used, if any: EIR 439, Addendum No. 1 to EIR 439, Addendum No. 2 to EIR 439, Addendum No. 3 to EIR 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

**VI. 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.

**VII. DOCUMENT PREPARERS**

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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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## VIII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

| <b>Cited As:</b>                             | <b>Source:</b>  |
|--|---|
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| 2016 SCAQMD AQMP                             | <i>2016 Air Quality Management Plan</i> . South Coast Air Quality Management District. March 3, 2017. <a href="http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15">http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15</a> |
| Addendum No. 1 and Addendum No. 1 Appendices | <i>Addendum No. 1 to Final EIR No. 439</i> . Approved November 25, 2014.  |
| Addendum No. 2 and Addendum No. 2 Appendices | <i>Addendum No. 2 to Final EIR No. 439</i> . Approved March 18, 2015.   |
| Addendum No. 3 and Addendum No. 3 Appendices | <i>Addendum No. 3 to Final EIR No. 439</i> . Approved April 19, 2017.   |
| California Building Standards Code           | California Code of Regulations, Title 24, "California Building Standards Code" as in effect as of January 1, 2017.  |
| 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: May 4, 2017.  |
| City of Corona General Plan                  | <i>City of Corona General Plan</i> . City of Corona, March 2004.  |
| City of Lake Elsinore General Plan           | <i>City of Lake Elsinore General Plan</i> . City of Lake Elsinore, December 2011.   |
| Congestion Management Program                | <i>2011 Riverside County Congestion Management Program</i> . Riverside County Transportation Commission. December 14, 2011.   |
| County General Plan                          | <i>County of Riverside General Plan</i> . Riverside County Transportation and Land Management Agency, October 2003 (updated 2015).  |
| County General Plan                          | <i>General Plan Final Program Environmental Impact Report</i> . County 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 |
|------------------------------------|---|----------------------------------|--|
|------------------------------------|---|----------------------------------|--|

| <b>Cited As:</b>  | <b>Source:</b>  |
|---|---|
| EIR   | Riverside Transportation and Land Management Agency, Planning Department. Certified October 7, 2003 (SCH No. 2002051143).   |
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| DTSC Cortese List   | <i>Hazardous Waste and Substances Site List</i> . Department of Toxic Substances Control, Envirostor. Accessed: May 16, 2017.   |
| 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: May 8, 2017. |
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| Farmland Mapping and Monitoring Program   | "California Important Farmland Finder." California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, 2014.   |
| Fire Protection Plan  | <i>Terramor Phase 2 Tentative TM 36826 Fire Protection Plan, Riverside County, California</i> . Firewise 2000, Inc. May 26, 2017. (Appendix E)  |
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| Google Earth  | Google Earth. Vers. 7.1.5.1557. Computer software. Google, 2016.  |
| Noise Impact Analysis   | <i>Toscana Specific Plan (TTM No. 36826) Noise Impact Analysis, County of Riverside</i> . Urban Crossroads, Inc. April 13, 2017. (Appendix C)   |
| Ord. No. 348  | Riverside County Ordinance No. 348, Land Use Planning and Zoning Regulations and Related Functions  |
| Ord. No. 460  | Riverside County Ordinance No. 460, Subdivision Regulations.  |
| Ord. No. 461  | Riverside County Ordinance No. 461, Road Improvement Standards & Specifications   |
| Ord. No. 625  | Riverside County Ordinance No. 625, Agricultural Activities for Nuisance  |

| 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>Cited As:</b>                          | <b>Source:</b>   |
|---|--|
|   | Defenses.  |
| Ord. No. 655                              | Riverside County Ordinance No. 655, Regulating Light Pollution.  |
| Ord. No. 659                              | Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program.   |
| Ord. No. 915                              | Riverside County Ordinance No. 915, Regulating Outdoor Lighting  |
| Preliminary Geotechnical Investigation    | <i>Preliminary Geotechnical Investigation TTM 36826.</i> Advanced Geotechnical Solutions, Inc. February 18, 2016. (Appendix A)   |
| Project Application Materials             | TR36826, as on file with the Riverside County Transportation and Land Management Agency  |
| RCIT                                      | Riverside County Information Technology. Riverside County Transportation and Land Management Agency. <a href="http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public">http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public</a>       |
| Resolution No. 2006-463                   | Riverside County Resolution No. 2006-463 Certifying Environmental Impact Report No. 439 and Adopting Specific Plan No. 327 (Toscana). Adopted December 2006.   |
| SCAQMD Air Quality Management Plan (AQMP) | <i>Final 2016 Air Quality Management Plan.</i> South Coast Air Quality Management District, March 3, 2017. <a href="http://www.aqmd.gov/aqmp/2012aqmp/Final-February2013/index.html">http://www.aqmd.gov/aqmp/2012aqmp/Final-February2013/index.html</a> |
| SCAQMD CEQA Air Quality Handbook          | <i>CEQA Air Quality Handbook.</i> South Coast Air Quality Management District. April 1993, with November 1993 Update.  |
| SCAQMD Rule 1113                          | South Coast Air Quality Management District Rule 1113, Architectural Coatings, South Coast Air Quality Management District.  |
| SP 327A1                                  | Toscana Specific Plan (Specific Plan 327, Amendment No. 1). Approved November 25, 2014 (Adopted December 9, 2014).   |
| Supplemental Geotechnical Analysis        | <i>Geotechnical Addendum 1.5:1 Fill Slopes, Terramor Project Phase II, Tracts 36825 and 36826.</i> Advanced Geotechnical Solutions. March 21, 2016 (Appendix B).   |
| Traffic Impact Analysis                   | <i>Toscana Specific Plan (TTM No. 36826) Traffic Impact Analysis, County of Riverside.</i> Urban Crossroads, Inc. February 9, 2016. (Appendix D).  |
| Western Riverside County MSHCP            | <i>Western Riverside County Multiple Species Habitat Conservation Plan.</i> Riverside County Transportation and Land Management Agency, June 2003.   |



### III. Mitigation Monitoring and Reporting Program

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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.

| Impact   | Mitigation Associated with the Impact  |  |   | Level of Significance After Mitigation   |
|--|--|--|---|--|
|  | Mitigation Measure(s)  | Specific Action to be Taken  | Time Frame  |  |
| <b>VI.A. Geology and Seismicity</b>  |  |  |   |  |
| Project implementation (including grading and earth-moving of up to 9 million cubic yards of earth) will alter site topography and surface geology. Project will also result in the introduction of people and property to a region subject to seismic activity, resulting in an increased number of persons and property exposed to risk of damage, injury or loss of life in the event of an earthquake. | <p><b>Measures from EIR No. 441 for the Riverside County General Plan</b></p> <p><b>4.10.1A:</b> Before a project is approved or otherwise permitted within a State Alquist-Priolo Earthquake Faulting Zone (A-P Zone), County Fault Zone, within 150 feet of any other active or potentially active fault mapped in a published United States Geologic Survey (USGS) or California Geologic Survey (CGS) reports, or within other potential earthquake hazard area (as determined by the County Geologist), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the County Geologist to be relevant to each development.</p> | <p>The Riverside County Building and Safety Department and County Geologist shall review all development proposals to verify compliance with Mitigation Measure 4.10.1A.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department<br/><br/>County Geologist</p> |
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| Impact | Mitigation Associated with the Impact   |   |   | Level of Significance After Mitigation                                      |
|--------|---|---|---|---|
|        | Mitigation Measure(s)   | Specific Action to be Taken   | Time Frame                                    |   |
|        | <p>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.</p> <p><b>4.10.2A:</b> 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.</p> | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.2A.</p> | <p>Prior to issuance of building permits.</p> | <p>Riverside County Building and Safety Department</p>                      |
|        | <p><b>4.10.2B:</b> 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.</p>  | <p>The Riverside County Geologist shall review all the ground-shaking assessment for compliance with Mitigation Measure 4.10.2B.</p>                    | <p>Prior to issuance of building permits</p>  | <p>Riverside County Building and Safety Department<br/>County Geologist</p> |

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| Impact   | Mitigation Associated with the Impact  |   |   |   | Level of Significance After Mitigation |
|--|--|---|---|---|--|
|  | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame                                    | Responsible Party   |  |
| <b>VI.B Soils, Slopes and Erosion</b><br>Project implementation will disturb soils and bedrock, alter slopes and topography, and increase areas exposed to soil erosion (both through water and wind). | <b>Measures from EIR No. 441 for the Riverside County General Plan</b><br><b>4.10.7A:</b> 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                         | Less than Significant                  |
|  | <b>4.10.9A:</b> 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                         |  |
|  | <b>4.10.9B:</b> 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:<br>(a) Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification.<br>(b) Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes.<br>(c) Structures shall not be sited on or below identified landslides unless slides are stabilized. | 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<br><br>County Geologist |  |

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| Impact | Mitigation Associated with the Impact  |   |   | Level of Significance After Mitigation                 |
|--------|--|---|---|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame  |  |
|        | <p>(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.</p> <p>(e) To the extent possible, the amount of cut and fill shall be balanced.</p> <p>(f) The amount of water entering and exiting a graded site shall be limited through the placement of interceptor trenches or other erosion control devices.</p> <p>(g) Erosion and sediment control plans shall be submitted to the County for review and approval prior to the issuance of grading permits.</p>   |   |   |  |
|        | <p><b>4.10.9C:</b> 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:</p> <p>(a) Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages.</p> <p>(b) Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages.</p> <p>(c) Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses.</p> <p>(d) Disturbed areas that have been identified as highly erosive shall be revegetated.</p> | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.9C.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department</p> |

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| Impact  | Mitigation Associated with the Impact  |  |   |   | Level of Significance After Mitigation |
|---|--|--|---|---|--|
|   | Mitigation Measure(s)  | Specific Action to be Taken  | Time Frame  | Responsible Party   |  |
|   | <p>(e) Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff.</p> <p>(f) The landscape scheme for projects within the project site shall utilize drought-tolerant plants.</p> <p>(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.</p>   |  |   |   |  |
| <p><b>VI.C Hydrology, Flooding and Drainage</b></p> <p>Project implementation will alter drainage and runoff patterns on site and down-stream, create non-permeable surfaces that will contribute to increased flow rates, and require alterations within the 100-year flood plain associated with Temescal Wash.</p> | <p><b>Measures from EIR No. 441 for the Riverside County General Plan</b></p> <p><b>4.9.1C:</b> 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.</p> <p><b>4.9.1D:</b> 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.</p> | <p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.1C.</p> <p>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.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District.</p> <p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p> | <p>Less than Significant</p>           |

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| Impact | Mitigation Associated with the Impact  |   |   |   | Level of Significance After Mitigation |
|--------|--|---|---|---|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame  | Responsible Party   |  |
|        | <p><b>4.9.2A:</b> 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.</p>  | <p>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.</p>  | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p>  |  |
|        | <p><b>4.9.2D:</b> 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.</p>   | <p>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.</p>  | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p>  |  |
|        | <p><b>4.17.4A:</b> 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</p> | <p>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.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District<br/><br/>U.S Army Corps of Engineers<br/><br/>Cal. Dept. of Fish &amp; Wildlife<br/><br/>Regional Water Quality Control Board</p> |  |

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| Impact | Mitigation Associated with the Impact   |  |   | Level of Significance After Mitigation                                |
|--------|---|--|---|---|
|        | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame  |   |
|        | <p>process.</p> <p>The hydrologic study shall evaluate the feasibility of incorporating bioengineering 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.</p>  |  |   |   |
|        | <p><b>4.17.4B:</b> 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.</p> | <p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4B.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District</p> |
|        | <p><b>4.17.4C:</b> Where determined feasible by the County or responsible entity, bioengineering measures shall be incorporated into any project that may alter the hydrologic process.</p>   | <p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4C.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District</p> |



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| Impact  | Mitigation Associated with the Impact  |   |   | Level of Significance After Mitigation                 |                              |
|---|--|---|---|--|------------------------------|
|   | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame  |  |                              |
| <p><b>VLD Noise</b></p> <p>Project implementation and operation will result in increased ambient noise levels in the region and expose persons onsite and off to increased noise levels. Regional ambient noise level increases will be primarily due to increased vehicle traffic associated with the project. Project will also introduce sensitive receptors (homes) into a previously undeveloped area.</p> | <p><b>Measures from EIR No. 441 for the Riverside County General Plan 4.13.1A:</b> Prior to the issuance of any grading plans, the County shall condition approval of subdivisions adjacent to any developed/ occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through the use of such methods as:</p> <p>(a) The construction contractor shall use temporary noise attenuation fences where feasible to reduce construction noise impacts on adjacent noise sensitive land uses.</p> <p>(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.</p> <p>(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.</p> <p>(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</p> | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1A.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department</p> | <p>Less than Significant</p> |

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| Impact   | Mitigation Associated with the Impact   |   |  |  | Level of Significance After Mitigation |
|--|---|---|--|--|--|
|  | Mitigation Measure(s)   | Specific Action to be Taken   | Time Frame   | Responsible Party                                      |  |
| <p>construction shall be allowed on Sundays and public holidays.</p> <p><b>4.13.1B:</b> 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.</p> | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1B.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department</p> | <p>Riverside County Building and Safety Department</p> |  |
| <p><b>4.13.2A:</b> All new residential developments within the County shall conform to a noise exposure standard of 65 dBA Ldn for outdoor noise in noise-sensitive 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.</p>  | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2A.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department</p> | <p>Riverside County Building and Safety Department</p> |  |
| <p><b>4.13.2B:</b> Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new 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.</p>   | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2B.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department</p>            | <p>Riverside County Planning Department</p>            |  |

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| Impact | Mitigation Associated with the Impact  |   |   |  | Level of Significance After Mitigation |
|--------|--|---|---|--|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame  | Responsible Party                                      |  |
|        | <p><b>Project Specific Mitigation Measures</b></p> <p><b>N-1:</b> 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 I-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.</p>                                       | <p>Prior to issuance of building permits for the residential lots listed in Mitigation Measure N-1, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.</p> | <p>Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-1.</p> | <p>Riverside County Building and Safety Department</p> |  |
|        | <p><b>N-2:</b> 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.</p> | <p>Prior to issuance of building permits for the residential lots listed in Mitigation Measure N-2, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.</p> | <p>Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-2.</p> | <p>Riverside County Building and Safety Department</p> |  |
|        | <p><b>N-3:</b> 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 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.</p>                     | <p>Prior to issuance of building permits for the residential lots listed in Mitigation Measure N-3, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.</p> | <p>Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-3.</p> | <p>Riverside County Building and Safety Department</p> |  |
|        | <p><b>N-4:</b> 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</p>  | <p>Prior to final building permit inspection for the residential lots listed in Mitigation Measure N-4.</p>   | <p>Prior to final building permit inspection for the residential lots</p>                                   | <p>Riverside County Building and Safety Department</p> |  |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact   |   |   |   | Level of Significance After Mitigation |
|--------|---|---|---|---|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken   | Time Frame  | Responsible Party   |  |
|        | <p>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).</p>   | <p>the Riverside County Building and Safety Department shall ensure that adequate noise attenuating building materials have been installed.</p>   | <p>listed in Mitigation Measure N-4</p>   |   |  |
|        | <p><b>N-5:</b> 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.</p>  | <p>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.</p>         | <p>Prior to any final building permit inspection.</p>   | <p>Riverside County Department of Environmental Health, Industrial Hygiene Division</p> |  |
|        | <p><b>N-6:</b> Prior to issuance of any building permits for Lots 9-13 in Planning Area 6, 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.</p> | <p>Prior to issuance of building permits for the residential lots listed in Mitigation Measure N-6, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.</p> | <p>Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-6.</p> |   |  |
|        | <p><b>N-7:</b> Prior to issuance of any building permits for Lots 24-36 in Planning Area 7, a six-foot tall noise barrier shall be constructed along the lot boundary facing Phoebe 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.</p>        | <p>Prior to issuance of building permits for the residential lots listed in Mitigation Measure N-7, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.</p> | <p>Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-7.</p> |   |  |

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Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact   |  |   |   | Level of Significance After Mitigation |
|--------|---|--|---|---|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame  | Responsible Party   |  |
|        | <p><b>N-8:</b> Prior to issuance of any building permits for Lots 1, 37-41, and 87 in Planning Area 9, a six-foot tall noise barrier shall be constructed along the lot boundary facing Terramor 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.</p>                                 | <p>Prior to issuance of building permits for the residential lots listed in Mitigation Measure N-8, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.</p>                                  | <p>Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-8.</p> |   |  |
|        | <p><b>N-9:</b> Prior to final building permit final inspection, all lots in Planning Areas 6, 7, 8, 9, and 10 that face Temescal Hills Drive, Terramor Drive, and/or Phoebe Drive 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).</p> | <p>Prior to final building permit inspection for the residential lots listed in Mitigation Measure N-9, the Riverside County Building and Safety Department shall ensure that adequate noise attenuating building materials have been installed.</p> | <p>Prior to final building permit inspection for the residential lots listed in Mitigation Measure N-9.</p> |   |  |
|        | <p><b>N-10:</b> 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.</p>   | <p>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.</p>  | <p>Prior to any final building permit inspection.</p>   | <p>Riverside County Department of Environmental Health, Industrial Hygiene Division</p> |  |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact  | Mitigation Associated with the Impact  |  |   | Level of Significance After Mitigation                 |  |
|---|--|--|---|--|--|
|   | Mitigation Measure(s)  | Specific Action to be Taken  | Time Frame                                  |  |  |
| <p><b>V.I.E Air Quality</b></p> <p>Project construction will generate construction-related emissions (ROG, NOx, CO and PM10). Project will exceed the SCAQMD daily thresholds of significance for ROG, NOx, CO, and PM10 during ongoing project operations.</p> | <p><b>Measures from EIR No. 441 for the Riverside County General Plan</b></p> <p><b>4.5.1A - Applicable Rule 403 Measures:</b> Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</p> <p>(a) Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving).</p> <p>(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).</p> <p>(c) Pave construction access roads at least 100 feet onto the site from main road.</p> <p>(d) Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.</p> | <p>The project proponent shall incorporate Mitigation Measure 4.5.1A in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building and Safety Department</p> | <p>Construction Emissions: Less than Significant</p> <p>Operational Emissions: Significant and Unavoidable</p> |
|   | <p><b>4.5.1B - Additional SCAQMD CEQA Air Quality Handbook Dust Measures:</b></p> <p>(a) Revegetate disturbed areas as quickly as possible.</p> <p>(b) All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.</p> <p>(c) All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</p>   | <p>The project proponent shall incorporate Mitigation Measure 4.5.1B in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building and Safety Department</p> |  |

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Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact   |  |   | Level of Significance After Mitigation                 |
|--------|---|--|---|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame                                  |  |
|        | <p>(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.</p> <p><b>4.5.1C - Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</b></p> <p>(a) The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.</p> <p>(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.</p> <p>(c) The Construction Contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</p> <p>(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.</p> <p>(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.</p> <p>(f) The Construction Contractor shall support and</p> | <p>The project proponent shall incorporate Mitigation Measure 4.5.1C in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building and Safety Department</p> |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact  |                             |            | Level of Significance After Mitigation |
|--------|--|-----------------------------|------------|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken | Time Frame |  |
|        | <p>encourage ridesharing and transit incentives for the construction crew.</p> <p>(g) Dust generated by the development activities shall be retained onsite, and kept to a minimum by following the dust control measures listed below:</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(iv) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</p> <p>(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.</p> |                             |            |  |



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| Impact | Mitigation Associated with the Impact   |  |   |   | Level of Significance After Mitigation |
|--------|---|--|---|---|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame                                  | Responsible Party                                   |  |
|        | <p><b>Project Specific Mitigation Measures</b></p> <p><b>AQ-1:</b> Non-toxic soil stabilizers shall be applied to inactive graded areas as needed to minimize dust.</p> | <p>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.</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building &amp; Safety Dept.</p> |  |
|        | <p><b>AQ-2:</b> Water exposed grading areas twice per day and replace ground cover in disturbed areas quickly.</p>  | <p>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.</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building &amp; Safety Dept.</p> |  |
|        | <p><b>AQ-3:</b> Use cooled exhaust gas recirculation (EGR) equipment for both on-road and off-road construction vehicles and equipment.</p>                             | <p>The project proponent shall incorporate Mitigation Measure AQ-3 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building &amp; Safety Dept.</p> |  |
|        | <p><b>AQ-4:</b> Use alternative fuels, such as ultra-low sulfur diesel fuels for off-road construction vehicles and equipment, where possible.</p>                      | <p>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 review and approval.</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building &amp; Safety Dept.</p> |  |

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| Impact | Mitigation Associated with the Impact   |  |                                       |  | Level of Significance After Mitigation |
|--------|---|--|---------------------------------------|--|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame                            | Responsible Party                        |  |
|        | 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 said building plans to the County for review and approval.  | Prior to issuance of building permit. | Riverside County Building & Safety Dept. |  |
|        | 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. |  |

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| Impact | Mitigation Associated with the Impact   |  |   |  | Level of Significance After Mitigation |
|--------|---|--|---|--|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame  | Responsible Party                          |  |
|        | AQ-9: Use energy-efficiency built-in appliances.  | The project proponent shall incorporate Mitigation Measure AQ-9 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-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       |  |
|        | 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 non-vehicular 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 maps 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 MTCO <sub>2</sub> e per year. This equates to a 126 MTCO <sub>2</sub> e reduction compared to the GHG calculation produced by CalEEMod for SF 327A1, less design | 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.            |  |

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| Impact  | Mitigation Associated with the Impact  |  |  |  | Level of Significance After Mitigation |
|---|--|--|--|--|--|
|   | Mitigation Measure(s)  | Specific Action to be Taken  | Time Frame   | Responsible Party  |  |
|   | features that will be added by implementing projects. The 126 MTCO <sub>2</sub> e 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.  |  |  |  |  |
|   | <p><b>AQ-14:</b> 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:</p> <p>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 evapotranspiration.</p> <p>b. All residences shall be designed in conformance with Division 4.3 of the 2013 California Green Building Standards Code (Residential Mandatory Measures).</p> | The Riverside County Building and Safety Department shall review construction drawings for implement residential development and verify compliance with Mitigation Measure AQ-14 | Prior to issuance of building permits.                                 | Riverside County Building and Safety Dept.   |  |
| <p><b>VI.F Water Resources</b></p> <p>Project implementation will result in increased demand for water supplies, increased demand on wastewater treatment facilities and decreased water quality due to an increase in pollutants entering the water supply through grading operations, urban runoff and soil</p> | <p><b>Measures from EIR No. 441 for the Riverside County General Plan</b></p> <p><b>4.17.1A:</b> Proponents of new development within unincorporated areas of Riverside County that consist of: a residential development of more than 500 dwelling units; a shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space; a commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space; a hotel/motel development of more than 5,000 rooms; an industrial, manufacturing/processing plant, or</p>  | The Riverside County Transportation & Land Management Agency (TLMA) shall review all development proposals to verify compliance with Mitigation Measure 4.17.1A.                 | [Satisfied by LLWD Water Supply Assessment for Specific Plan No. 327.] | Riverside County Planning Department<br><br>Riverside County Building and Safety Department<br><br>Applicable Water Agencies | Less than Significant                  |

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| Impact   | Mitigation Associated with the Impact  |                             |            | Level of Significance After Mitigation |
|----------|--|-----------------------------|------------|--|
|          | Mitigation Measure(s)  | Specific Action to be Taken | Time Frame |  |
| erosion. | <p>industrial park employing more than 1,000 persons or occupying more than 650,000 square feet of floor space or 40 acres of land; 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 approval of a project. The water supply assessment shall include the following:</p> <ul style="list-style-type: none"> <li>(a) Project description;</li> <li>(b) Water resources environmental setting;</li> <li>(c) Conservation and water recycling measures included in the project;</li> <li>(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;</li> <li>(e) Project water demand;</li> <li>(f) Water supply alternatives;</li> <li>(g) Preferred water supply alternative;</li> <li>(h) Impacts associated with use of the preferred water supply alternative;</li> <li>(i) Evaluation of compliance with the applicable Urban Water Management Plan;</li> <li>(j) Summary and conclusions; and</li> <li>(k) Technical appendices and attachment of</li> </ul> |                             |            |  |

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| Impact | Mitigation Associated with the Impact   |  |  | Level of Significance After Mitigation      |
|--------|---|--|--|---|
|        | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame   |   |
|        | <p>supporting documents.</p> <p>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.</p>  |  |  |   |
|        | <p><b>4.17.1C:</b> 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 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.</p> | <p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.17.1C.</p> | <p>Implementing project approvals and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department</p> |
|        | <p><b>4.17.1D:</b> 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</p>  | <p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.17.1D.</p> | <p>Implementing project approvals and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department</p> |

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| Impact | Mitigation Associated with the Impact  |  |  |  | Level of Significance After Mitigation |
|--------|--|--|--|--|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken  | Time Frame   | Responsible Party  |  |
|        | that all applicable water conservation measures have been met.   |  |  |  |  |
|        | <p><b>4.17.3A:</b> 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.</p> | <p>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.</p> | <p>Implementing project approvals and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department<br/><br/>Riverside County Flood Control and Water Conservation District</p> |  |
|        | <p><b>4.17.5B:</b> Point source pollution reduction programs shall fully adhere to applicable standards required 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.</p>   | <p>The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health shall review all development proposals to verify compliance with Mitigation Measure 4.17.5B.</p>   | <p>Implementing project approval and as required in the Conditions of Approval.</p>  | <p>Riverside County Flood Control and Water Conservation District<br/><br/>Riverside County Dept. of Environmental Health</p>  |  |
|        | <p><b>4.17.5C:</b> 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</p>   | <p>The Riverside County Flood Control and Water Conservation District and/or Riverside County</p>  | <p>Implementing project approval and as required in the Conditions of</p>            | <p>Riverside County Flood Control and Water Conservation District</p>  |  |

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| Impact | Mitigation Associated with the Impact  |  |   | Level of Significance After Mitigation  |
|--------|--|--|---|---|
|        | Mitigation Measure(s)  | Specific Action to be Taken  | Time Frame  |   |
|        | <p>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.</p> <p><b>4.17.5D:</b> 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 approved prior to issuance of any entitlement that would result in the physical modification of the project site.</p> | <p>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.</p>  | <p>Approval.</p>  | <p>Riverside County Dept. of Environmental Health<br/><br/>Regional Water Quality Control Board</p>   |
|        | <p><b>4.17.5E:</b> For each new development project, the following principles and policies shall be considered and implemented:<br/><br/>(a) Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral</p>  | <p>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 4.17.5D.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District<br/><br/>Riverside County Dept. of Environmental Health<br/><br/>Regional Water Quality Control Board</p> |
|        | <p>(a) Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral</p>  | <p>The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional</p>  | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District<br/><br/>Riverside County</p>   |



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|        | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame |  |
|        | <p>drainage systems) when feasible. Provide adequate buffers of native vegetation along drainage systems to lessen erosion and protect water quality.</p> <p>(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 discharges 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 Board (RWQCB).</p> <p>(c) Small drainages shall be preserved and incorporated into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable.</p> <p>(d) Any impacts to waters of the United States require a Section 401 Water Quality Standards Certification from the RWQCB. Impacts to these waters shall be avoided to the maximum extent practicable. Where avoidance 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.</p> | <p>Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5E.</p> |            | <p>Dept. of Environmental Health</p> <p>Regional Water Quality Control Board</p> |

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|        | Mitigation Measure(s)   | Specific Action to be Taken | Time Frame |  |
|        | <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(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</p> |                             |            |  |

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|        | Mitigation Measure(s)   | Specific Action to be Taken   | Time Frame   |   |
|        | <p>future for projects in areas tributary to the water bodies listed above.</p> <p>(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.</p> <p>(j) All construction projects should be designed and implemented to protect, and if at all possible, to improve the quality of the underlying groundwater.</p> <p>(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.</p> <p>(l) 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.</p> <p>(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.</p> |   |  |   |
|        | <p><b>Project Specific Mitigation Measures</b></p> <p><b>WS-1:</b> To provide the capacity needed to handle the project's wastewater output at full buildout of the region, project developer shall:</p>  | <p>The Riverside County Dept. of Environmental Health shall review all development proposals to</p> | <p>Implementing project approvals and as required in the Conditions of</p> | <p>Riverside County Dept. of Environmental Health</p> |

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| <b>VI.J Biological Resources</b><br>Project implementation 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. | (a) Install a wastewater pumping station on Temescal Canyon Road to accommodate flows from the Toscana project.<br><br>(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.<br><br>(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.   | verify compliance with Mitigation Measure WS-1 during the approval process for each implementing project.  | Approval.  | Lee Lake Water District  |
|  | <b>Measures from EIR No. 441 for the Riverside County General Plan:</b><br><b>4.6.1A:</b> 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).<br><br><b>4.6.3A:</b> 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 man-made 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 Mitigation Measure 4.6.1A.<br><br>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.3A. | Implementing project approval and as required in the Conditions of Approval.<br><br>Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Department<br><br>Riverside County Planning Department |

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|        | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame   | Responsible Party                           |  |
|        | <p><b>4.6.6B:</b> 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 (<i>Quercus agrifolia</i>), 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 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 (<i>Quercus berberidifolia</i>) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (<i>Quercus agrifolia</i>) 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).</p> | See Mitigation Measure BIOL-7, below.   | See Mitigation Measure BIOL-7, below.  | See Mitigation Measure BIOL-7, below.       |  |
|        | <p><b>4.6.7B:</b> 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).</p>   | 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        |  |
|        | <p><b>4.6.7D:</b> Construct facilities to treat non-point source runoff outside natural stream systems thereby allowing only treated runoff to enter natural</p>   | The Riverside County Planning Department and/or Flood Control and   | Implementing project approval and as required in                             | Riverside County Planning Department and/or |  |

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|        | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame                             | Responsible Party                                      |  |
|        | <p>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 man-made 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).</p>   | <p>Water Conservation District shall require compliance with the provisions of Mitigation Measure 4.6.7D.</p>  | <p>the Conditions of Approval.</p>     | <p>Flood Control and Water Conservation District</p>   |  |
|        | <p><b>4.6.7E:</b> The following measures will be implemented to mitigate the potential spread of invasive plant species from construction areas:</p> <p>(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 propagules 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.</p> | <p>The project proponent shall incorporate Mitigation Measure 4.6.7E in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p> | <p>Prior to grading plan approval.</p> | <p>Riverside County Building and Safety Department</p> |  |

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|        | Mitigation Measure(s)   | Specific Action to be Taken   | Time Frame  |   |
|        | <p>(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 technologist certified by the Society of Commercial Seed Technologists.</p> <p>(c) Construction equipment, before entering or leaving the site, will be inspected and cleaned of mud or other debris that may contain invasive plants and/or seeds to reduce the potential of spreading noxious weeds.</p> <p>(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.</p> |   |   |   |
|        | <p><b>Project-Specific Mitigation Measures:</b></p> <p><b>BIOL-1:</b> The project shall include the preservation of approximately 510 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.</p> <p><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.</p>   | <p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-1.</p> <p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-2.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Environmental Programs Dept.</p> <p>Riverside County Environmental Programs Dept.</p> |

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|        | Mitigation Measure(s)   | Specific Action to be Taken   | Time Frame  | Responsible Party                                    |  |
|        | <p><b>BIOL-3:</b> 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.</p>   | <p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-3.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Environmental Programs Dept.</p> |  |
|        | <p><b>BIOL-4:</b> 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 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 breeding/nesting 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.</p> <p>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</p> | <p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-4.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Environmental Programs Dept.</p> |  |



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|        | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame  | Responsible Party  |  |
|        | <p>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.</p> <p><b>BIOL-5:</b> 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 of Riverside and state and federal resource agencies with jurisdiction.</p> <p>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.</p> <p><b>BIOL-6:</b> 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 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</p> | <p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-5.</p> <p>The Riverside County Environmental Programs Dept. and/or Flood Control &amp; Water Conservation District shall require compliance with the provisions of Mitigation Measure BIOL-6.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Environmental Programs Dept.</p> <p>Riverside County Environmental Programs Dept.<br/>And/or Flood Control &amp; Water Conservation District</p> |  |

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|        | Mitigation Measure(s)  | Specific Action to be Taken  | Time Frame  |  |
|        | <p>surface channels for conveyance of urban runoff onsite and use of riparian habitat (herbaceous wetlands) for biofiltration of urban runoff.</p> <p><b>BIOL-7:</b> All qualifying coast live oaks permanently impacted by project development, on-site 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 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, 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.</p> <p>All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (<i>Quercus berberidifolia</i>) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (<i>Quercus agrifolia</i>) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio.</p> <p>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.</p> | <p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure BIOL-7.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> |

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|        | <p><b>BIOL-8:</b> Where road landscaping crosses or is adjacent to natural open space, the landscaping of said areas shall include native trees which, once established, will provide canopy for birds and wildlife use as habitat and as a movement corridor.</p> <p><b>BIOL-9:</b> 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:</p> <p><b>(a) Drainage:</b> 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 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.</p> <p><b>(b) Toxics:</b> 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 byproducts (such as manure) are used where they could cause discharge and harm to the riparian habitat within Temescal Wash.</p> | <p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure BIOL-8.</p> <p>The Riverside County Environmental Programs Dept. and/or Flood Control &amp; Water Conservation District shall require compliance with the provisions of Mitigation Measure BIOL-9.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> <p>Riverside County Environmental Programs Dept.<br/>And/or Flood Control &amp; Water Conservation District</p> |  |

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|        | Mitigation Measure(s)   | Specific Action to be Taken | Time Frame |  |
|        | <p><b>(c) Lighting:</b> 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.</p> <p><b>(d) Noise:</b> 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.</p> <p><b>(e) Invasive Plants:</b> 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.</p> <p><b>(f) Barriers:</b> 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, fencing, walls, signage or other appropriate mechanisms.</p> <p><b>(g) Grading and Land Development:</b> Pursuant to the MSHCP, none of the manufactured slopes or fuel management zones within the project site shall</p> |                             |            |  |

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|        | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame  |   |
|        | <p>be placed within the onsite open space of Planning Areas 26a through 26h.</p> <p><b>BIOL-10:</b> The Toscana project shall adhere to the "Standard Best Management Practices" (BMPs) outlined in Appendix C of the MSHCP. Specifically:</p> <p>(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 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.</p> <p>(b) Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements.</p> <p>(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.</p> <p>(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.</p> | <p>The Riverside County Building &amp; Safety Dept. and/or Planning shall require compliance with the provisions of Mitigation Measure BIOL-10.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Environmental Programs Dept.<br/>And/or Building &amp; Safety Dept.</p> |

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|--------|--|-----------------------------|------------|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken | Time Frame |  |
|        | <p>(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.</p> <p>(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.</p> <p>(g) When stream flows must be diverted, the diversions shall be conducted using sandbags or 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.</p> <p>(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 appropriate entities including but not limited to applicable jurisdictional city, USFWS, CDFG and RWQCB and shall be cleaned</p> |                             |            |  |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact  |                             |            | Level of Significance After Mitigation |
|--------|--|-----------------------------|------------|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken | Time Frame |  |
|        | <p>up immediately and contaminated soils removed to approved disposal areas.</p> <p>(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 on its banks.</p> <p>(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.</p> <p>(k) The removal of native vegetation shall be 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.</p> <p>(l) Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.</p> <p>(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).</p> <p>(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 project and shall be specified in the construction plans. Construction</p> |                             |            |  |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact   | Mitigation Associated with the Impact   |   |   |   | Level of Significance After Mitigation |
|--|---|---|---|---|--|
|  | Mitigation Measure(s)   | Specific Action to be Taken   | Time Frame  | Responsible Party   |  |
|  | <p>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.</p> <p>(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 BMP's.</p> <p><b>BIOL-11:</b> To mitigate for the loss of 392 Coulter's matilija poppy, of which 366 are associated with project site access (construction of the Toscana Drive culvert crossing), the species shall be 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.</p> | <p>The Riverside County Planning Department and/or Riverside County Environmental Programs Department shall require compliance with the provisions of Mitigation Measure BIOL-11.</p>   | <p>Implementing project approval and as required in the Conditions of Approval.</p>   | <p>Riverside County Planning Dept. and/or Riverside County Environmental Programs Dept.</p> |  |
| <b>VI.K Cultural Resources</b>   |   |   |   |   | Less Than Significant                  |
| <p>Construction of the project has the potential to result in the disturbance of previously undiscovered historical and archeological resources.</p> | <p><b>Project-Specific Mitigation Measures:</b><br/> <b>CULT-1:</b> 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).<br/> <b>CULT-2:</b> 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.</p>  | <p>The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-1.</p> <p>The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-2.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> <p>Riverside County Planning Dept.</p>               |  |



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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact  |   |   | Level of Significance After Mitigation |
|--------|--|---|---|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame  |  |
|        | <p><b>CULT-3:</b> The archeological 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. 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 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.</p> | <p>The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-3.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> |
|        | <p><b>CULT-4:</b> 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.</p>   | <p>The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-4.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> |
|        | <p><b>CULT-5:</b> 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</p>  | <p>The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-5.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact  |   |   |  | Level of Significance After Mitigation |
|--------|--|---|---|--|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame  | Responsible Party                      |  |
|        | <p>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.</p> <p><b>CULT-6:</b> 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 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.</p> | <p>The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-6.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> |  |
|        | <p><b>CULT-7:</b> 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.</p>  | <p>The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-7.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> |  |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact  | Mitigation Associated with the Impact  |   |  |   | Level of Significance After Mitigation |
|---|--|---|--|---|--|
|   | Mitigation Measure(s)  | Specific Action to be Taken   | Time Frame   | Responsible Party                               |  |
|   | <b>CULT-8:</b> The landowner agrees to relinquish ownership of all cultural resources, including all Luisiño sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luisiño 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.                 |  |
| <b>VII. Aesthetic Resources</b>   | <b>Measures from EIR No. 441 for the Riverside County General Plan:</b>  |   |  |   |  |
| Project implementation will result in the conversion of undeveloped land to urban/ suburban uses, alter the region's watershed and introduce sources of light and glare into a previously undeveloped area. | <b>4.4.2A:</b> 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 provisions of Mitigation Measure 4.4.2A during the plan review of development projects.  | Implementing project approval and as required in the Conditions of Approval. | Riverside County Building and Safety Department | Less Than Significant                  |
|   | <b>4.4.2C:</b> 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      |  |
|   | <b>4.4.2E:</b> 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            |  |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact   | Mitigation Associated with the Impact   |  |  | Level of Significance After Mitigation  |                              |
|--|---|--|--|---|------------------------------|
|  | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame   |   |                              |
| <p><b>VII.A Circulation and Traffic</b></p> <p>Project implementation will result in increased traffic on the roads in the area.</p> | <p><b>Measures from EIR No. 441 for the Riverside County General Plan:</b></p> <p><b>4.16.1A</b> 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 appropriate level of service (LOS D within Community Development Areas designated by the 2002-3 Riverside County General Plan and within adjacent jurisdictions; LOS C within those portions of unincorporated Riverside County outside of Community Development Areas). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.</p> | <p>The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1A.</p>   | <p>Implementing project approval and as required in the Conditions of Approval.</p>  | <p>Riverside County Transportation Department</p>                                   | <p>Less Than Significant</p> |
|  |   | <p><b>4.16.1B</b> 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.</p> | <p>The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1B.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> |                              |
|  | <p><b>Project-Specific Mitigation Measures:</b></p> <p><b>CIRC-1: Site Access:</b> 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.</p>  | <p>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.</p>   | <p>Implementing project approval and as required in the Conditions of Approval.</p>  | <p>Riverside County Transportation Dept.</p>  |                              |
|  | <p><b>CIRC-2: Onsite Roadway Improvements:</b> The circulation recommendations for the Toscana Specific Plan are described as follows:</p>  | <p>The Riverside County Transportation Dept. shall review all development</p>  | <p>Implementing project approval and as required in</p>  | <p>Riverside County Transportation Dept.</p>  |                              |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact   |   |                                    | Level of Significance After Mitigation |
|--------|---|---|------------------------------------|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken   | Time Frame                         |  |
|        | <p>(a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive and Toscana Drive) along Temescal Canyon Road.</p> <p>(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 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.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(f) Onsite traffic signage and striping should be implemented in conjunction with detailed construction plans for the project site.</p> | <p>proposals to verify compliance with Mitigation Measure CIRC-2 during the approval process for each implementing project.</p> | <p>the Conditions of Approval.</p> |  |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact  |  |   |  | Level of Significance After Mitigation |
|--------|--|--|---|--|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken  | Time Frame  | Responsible Party                            |  |
|        | <p>(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.</p> <p><b>CIRC-3: Offsite Roadway Improvements:</b><br/>Required intersection improvements are shown on EIR Table VII.A-8.</p> <p>(a) The project shall contribute to the installation of offsite traffic signals when warranted through payment of appropriate traffic signal mitigation fees, through the County's development impact fee (DIF) for traffic signals pursuant to County Ordinance 659.12.</p> <p>(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.</p> <p>(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).</p> <p>(d) Freeway interchange improvements, railroad grade separations and arterial widening projects are included in the TUMF program. In the study area,</p> | <p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-3 during the approval process for each implementing project.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Transportation Dept.</p> |  |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact  |  |   | Level of Significance After Mitigation       |
|--------|--|--|---|--|
|        | Mitigation Measure(s)  | Specific Action to be Taken  | Time Frame  |  |
|        | <p>the following improvements are included in the TUMF program:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Indian Truck Trail (from Temescal Canyon Road to the Interstate 15 interchange).</li> <li>- The Interstate 15 / Temescal Canyon Road interchange.</li> <li>- The Interstate 15 / Indian Truck Trail interchange.</li> </ul> <p>(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. Reimbursement to the project for such funding or construction shall be provided in accordance with adopted policies with respect to reimbursement.</p> |  |   |  |
|        | <p><b>CIRC-4: Transportation System Management Actions:</b> The developer should comply with the Riverside County trip reduction ordinance (No. 726) adopted on January 26, 1993.</p> <p>The following County Transportation Department conditions shall be implemented:</p> <p><b>10.TRANS.3 SP - SP 327 / IMPROVEMENTS</b><br/>All roads within the project boundaries shall be</p>  | <p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-4 during the approval process for each implementing project.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Transportation Dept.</p> |

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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact   |                             |            |                   | Level of Significance After Mitigation |
|--------|---|-----------------------------|------------|-------------------|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken | Time Frame | Responsible Party |  |
|        | <p>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.</p> <p><b>10.TRANS.4 SP - SP 327 / WRCOG TUMF</b><br/>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.</p> <p><b>30. PRIOR TO ANY PROJECT APPROVAL</b></p> <p><b>30.TRANS.1 SP - SP 327 / TS INSTALLATION</b><br/>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:</p> <ul style="list-style-type: none"> <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> <p>with no fee credit given for Traffic Signal Mitigation Fees.</p> <ul style="list-style-type: none"> <li>- I-15 NB Ramps / Indian Truck Trail</li> <li>- I-15 SB Ramps / Indian Truck Trail</li> <li>- Temescal Canyon Road / Indian Truck Trail</li> <li>- Temescal Canyon Road / Horsethief Canyon Road</li> <li>- Temescal Canyon Road / Campbell Ranch Road</li> <li>- Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) North</li> </ul> |                             |            |                   |  |



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## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact   |                             |            |                   | Level of Significance After Mitigation |
|--------|---|-----------------------------|------------|-------------------|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken | Time Frame | Responsible Party |  |
|        | <p>- Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) South with fee credit eligibility.</p> <p><b>30.TRANS.1 SP - TEMESCAL CANYON BYPASS CF</b><br/>                     The 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 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.</p> <p><b>30.TRANS.2 SP - SP 327 / TRAFFIC STUDY REQ</b><br/>                     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.</p> <p><b>30.TRANS.3 SP - SP 327 / TS GEOMETRICS</b><br/>                     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.<br/>                     The intersection of Temescal Canyon Road (NS)</p> |                             |            |                   |  |

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Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact   |                             |            | Level of Significance After Mitigation |
|--------|---|-----------------------------|------------|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken | Time Frame |  |
|        | <p>and Temescal Hills Drive (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: one through lanes<br/>Southbound: one left-turn lane, two through lanes<br/>Eastbound: one trap right-turn lane<br/>Westbound: one left-turn lane, one right-turn lane</p> <p>The intersection of Temescal Canyon Road (NS) and Toscana Drive South (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: two through lanes<br/>Southbound: one left-turn lane, two through lanes<br/>Eastbound: N/A<br/>Westbound: one left-turn lane, one right-turn lane</p> <p>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):</p> <p>Northbound: one through lane<br/>Southbound: one through lane, one right turn lane<br/>Eastbound: two left-turn lanes, one right-turn lane<br/>Westbound: N/A</p> <p>The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:</p> <p>Northbound: one left-turn lane, one shared left turn lane, one right-turn lane, one shared right turn lane<br/>Southbound: N/A<br/>Eastbound: two left-turn lanes, two through lanes<br/>Westbound: two through lanes, one right turn lane</p> <p>The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:</p> |                             |            |  |

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**III. Mitigation Monitoring and Reporting Program**

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact   |   |   | Level of Significance After Mitigation   |                              |
|--------|---|---|---|--|------------------------------|
|        | Mitigation Measure(s)   | Specific Action to be Taken   | Time Frame  |  |                              |
|        | <p>Northbound: N/A<br/>                     Southbound: one left-turn lane, one right-turn lane, one shared right turn lane<br/>                     Eastbound: three through lanes, one right-turn lane<br/>                     Westbound: one left-turn lane, two through lanes</p> <p><b>30.TRANS.4 SP - SP 327 / INTERSECTION SPACING</b><br/>                     Temescal Canyon Road is designed as an Arterial Highway with a minimum intersection spacing of 1,320 feet, 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.</p> |   |   |  |                              |
|        | <p><b>VII.D Law Enforcement Services</b></p> <p>Project will introduce people and property into a previously undeveloped area, resulting in increased demand for law enforcement services.</p>  |   |   |  |                              |
|        | <p><b>Measures from EIR No. 441 for the Riverside County General Plan</b></p>   |   |   |  |                              |
|        | <p><b>4.15.2B:</b> The TLMA [County Transportation and Land Management Agency] shall inform the Riverside County Sheriff's Department of the existence of all new homeowner's associations within the County. The Riverside County Sheriff's Department shall coordinate with homeowner's associations to establish a Neighborhood Watch Program.</p>   | <p>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.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department<br/>                     Riverside County Sheriff's Department</p> | <p>Less Than Significant</p> |
|        | <p><b>4.15.2D:</b> 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</p>   | <p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation</p>   | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department</p>  |                              |

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Tentative Tract Map No. 36826

| Impact   | Mitigation Associated with the Impact   |  |  | Level of Significance After Mitigation          |                       |
|--|---|--|--|---|-----------------------|
|  | Mitigation Measure(s)   | Specific Action to be Taken  | Time Frame   |   | Responsible Party     |
| <b>VIII Utilities</b><br>Project will introduce people and property into a previously undeveloped area, resulting in increased demand for utilities.   | construction of public facilities.  | Measure 4.15.2D.   |  |   |                       |
|  | <b>Measures from EIR No. 441 for the Riverside County General Plan</b>  |  |  |   | Less Than Significant |
|  | <b>4.8.1A:</b> The County shall review all development proposals prior to the approval of development and facilities are available to supply adequate energy to the proposed project and associated uses.   | 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 |                       |
| <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                              |   |                       |
| <b>VIII Solid Waste</b><br>Project will introduce people and property into a previously undeveloped area, resulting in increased demand for solid waste disposal services and landfill capacity.                                       | <b>Measures from EIR No. 441 for the Riverside County General Plan</b>  |  |  |   | Less Than Significant |
|  | <b>4.15.3E:</b> 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    |                       |
|  | <b>4.15.3F:</b> The County shall 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  | 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            |                       |

# Terramor

## III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36826

| Impact | Mitigation Associated with the Impact   |                             |            | Level of Significance After Mitigation |
|--------|---|-----------------------------|------------|--|
|        | Mitigation Measure(s)   | Specific Action to be Taken | Time Frame |  |
|        | incorporate measures to promote waste reduction, reuse, recycling and composting. |                             |            |  |

As determined by EIR No. 441 for the Riverside County 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                      MAP- PROJECT DESCRIPTION                      RECOMMND

The land division (TR No. 36826) hereby permitted is a Schedule "A" subdivision of a 76.6-acre portion of the Terramor Specific Plan (SP No. 327A1) for the development of 330 single-family residential lots and up to 171 condominium units for a total of 501 residential units. TR No. 36826 includes Planning Areas 6,7,8,9, and 10 of Specific Plan No. 327A1. Planning Areas 6,7,9, and 10 will implement the Medium Density Residential (MDR) and Medium High Density Residential (MHDR) land uses and Planning Area 8 will implement the High Density Residential land uses for the condominium units. In addition, TR No. 36826 would provide 41 lettered lots for a neighborhood park, pocket park, private roads, and community open space (manufactured slope/ fuel management/ water quality basins) uses. TR No. 36826 also provides for the installation of internal permanent and temporary utility infrastructure (e.g., water lines, sewer lines, storm water drainage facilities) necessary to serve the project area as provided by SP No. 327A1.

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,

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10. GENERAL CONDITIONS

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

or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No.36826 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36826 dated June 1, 2017.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior

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10. GENERAL CONDITIONS

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

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) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and



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10. GENERAL CONDITIONS

10.BS GRADE. 6                    MAP - NPDES INSPECTIONS (cont.)                    RECOMMND

shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8                    MAP - DUST CONTROL                    RECOMMND

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

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

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

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

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



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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY

RECOMMND

Noise Consultant: Urban Crossroads  
41 Corporate Park Suite 300  
Irvine CA 92606

Noise Study: "Toscana Specific Plan (TTM No. 36826), Noise Impact Analysis, County of Riverside", November 20, 2015 (09592-04).

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36826 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated August 8, 2016 by Steve Uhlman.

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

10.E HEALTH. 2 USE - WELL DESTRUCTIONS

RECOMMND

Wells shall be properly destroyed under permit with this Department.

10.E HEALTH. 3 USE - WATER AND SEWER SERVICE

RECOMMND

TR36826 is proposing potable water and sanitary sewer service from Temescal Valley 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. 4 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

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10. GENERAL CONDITIONS

10.E HEALTH. 4 USE - ECP COMMENTS (cont.) RECOMMND

project.

If contamination or the presence of a naturally occurring 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.

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") 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 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map (TR) 36826 is a proposal for a Schedule "A" residential subdivision of a 76.6-acre site within Tract Map 36825 which is "Phase 2" of Specific Plan (SP) 327 Amendment No. 1 (Toscana/Terramor). The site is located in the Temescal Canyon area 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. Tract Map 36825 allows for the mass grading of the site and the construction of the backbone infrastructure that will extend the drainage infrastructure constructed by Tract Map 36643 ("Phase 1").

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 pads that will be further subdivided into residential lots pursuant Tract Map 36826. Unless

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

otherwise approved by the District, the final approval of any phase of development within Tract Map 36826 will require completion of the drainage improvements required of Tract Map 36825. The construction of additional storm drains that extend from backbone storm drain system constructed under Tract Map 36825 may be required for the development of the individual lots/phases of Tract Map 36826. Each lot/phase within Tract 36826 shall be protected from 100-year storm runoff flooding as this development is processed.

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. A 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 for any lots within the floodplain limits 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).

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

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10. GENERAL CONDITIONS

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

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.

The majority of the drainage and water quality issues for this map and the surrounding area have been addressed with the processing of 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. The proposed water quality mitigation BMP basin design for Phase 2/Tract Map 36826 shall provide 4 to 1 side slopes within the wetted area of the basin. Retaining walls may be constructed outside of the wetted area of the basin but shall not obstruct maintenance access.

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. 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.

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10. GENERAL CONDITIONS

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

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

10.FLOOD RI. 6                      MAP COORDINATE DRAINAGE DESIGN                      RECOMMND

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

10.FLOOD RI. 7                      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.FLOOD RI. 9                      MAP MAJOR FACILITIES                      RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 16                      MAP SUBMIT FINAL WQMP>PRELIM                      RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or

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10. GENERAL CONDITIONS

10.FLOOD RI. 16

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 17

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



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10. GENERAL CONDITIONS

10.FLOOD RI. 17                    MAP INTERCEPTOR DRAIN CRITERIA (cont.)                    RECOMMND

greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

PLANNING DEPARTMENT

10.PLANNING. 1                    MAP - LOW PALEO                    RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover

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10. GENERAL CONDITIONS

10.PLANNING. 1 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. 2 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,

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - GEO02529 ACCEPTED (cont.)

RECOMMND

California," dated December 6, 2016.

"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.

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10. GENERAL CONDITIONS

10.PLANNING. 2                    MAP - GEO02529 ACCEPTED (cont.) (cont.)                    RECOMMND

4.The removal bottom should be observed and mapped by the 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. 3                    SP - PROJ PA STANDARDS                    RECOMMND

This implementing project is within Planning Areas 6, 7, 8, 9, and 10 of the SPECIFIC PLAN (Terramor SP 327A1). Accordingly, this project is subject to these development standards as stated in Ordinance No. 348.4797 of the Riverside County Development Code:

1. All residential lots in Planning Area 6 must be at least 3,650 square feet.
2. All residential lots in Planning Area 7 must be at least 5,400 square feet.
3. All residential lots in Planning Area 9 must be at least 3,600 square feet.
4. All residential lots in Planning Area 10 must be at least 4,500 square feet.
5. Planning Area 8 is comprised of 3 High Density Lots and may have up to 171 condominium units.
6. The maximum number of dwelling units in these planning areas is 501.
7. Please provide prior to issuance of building permits a signage plan showing the location and type of entry monumentation that will be provide and in compliance with the Development/Design Standard regarding monumentation of the Terramor Specific Plan No. 327 A1.
8. Roadway landscaping is required per the Design Guidelines of Specific Plan No. 327 A1.
9. Recreational trails are located at along Temescal Hills Drive, Terramor Drive and Phoebe Drive as shown on the Open Space and Recreation Plan Figure III.A-13 of Specific Plan No. 327 A1.

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10. GENERAL CONDITIONS

10.PLANNING. 3                    SP - PROJ PA STANDARDS (cont.)                    RECOMMND

10. Residential buildings must conform substantially to the design guidelines on pages IV-74 to IV-99 of SPECIFIC PLAN.

11. Sidewalks along Temescal Hill Drive, Phoebe Drive, Terramor Drive and streets within Planning Areas 6,7,8,9, and 10 shall be in substantial conformance to the SPECIFIC PLAN.

10.PLANNING. 4                    SP - PROJ M/M PROGRAM (GENERA                    RECOMMND

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.

10.PLANNING. 5                    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. 6                    MAP - FEES FOR REVIEW                    RECOMMND

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

10.PLANNING. 8                    MAP - LANDSCAPE MAINTENANCE                    RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

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10. GENERAL CONDITIONS

10.PLANNING. 10            MAP- PRESERVE NATIVE TREES            RECOMMND

Any existing native specimen trees within Planning Areas 6, 7, 8, 9, and 10 that have been identified for preservation shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 11            MAP - NO OFFSITE SIGNAGE            RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 13            MAP - RES. DESIGN STANDARDS            RECOMMND

he design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of Specific Plan No. 327A1.
- b. The front yard setback in Planning Areas 6,7,9,and 10 is 12 feet.
- c. The side yard setbacks for Planning Areas 6,7,8,9, and 10 is 5 feet.
- d. The street side yard setbacks for Planning Areas 6,7,8,9, and 10 is 10 feet.
- e. The rear yard setbacks for Planning Areas 6,7,8,9,and 10 is 10 feet, except where a rear yard abuts a street it shall meet front yard requirements of the district as stated in Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot in Planning Area 6 and 10 is fifty (50) feet.
- g. The minimum average width of each lot in Planning Area 7 is forty (40) feet.
- h. The minimum average width of each lot in Planning Area 8 is eighty (80) feet.
- i. The minimum average width of each lot in Planning Area 9 is forty seven (47) feet.
- j. The maximum height of any building in Planning Area 6, 7, and 10 is forty (40) feet
- k. The maximum height of any building in Planning Area 9 is thirty five (35) feet.
- l. The minimum parcel size for Planning Area 6 is 3,650square feet
- m. The minimum parcel size for Planning Area 7 is 5,400 square feet.

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10. GENERAL CONDITIONS

10.PLANNING. 13                    MAP - RES. DESIGN STANDARDS (cont.)                    RECOMMND

- n. The minimum lot area for Planning Area 8 shall not be less than 8,000 square feet.
- o. The minimum parcel size for Planning Area 9 is 3,600 square feet.
- p. The minimum parcel size for Planning Area 10 is 4,500 square feet.
- q. No more than fifty (50)% of the lot shall be covered by structure in Planning Areas 6, 7, and 10.
- r. No more than eighty (80)% of the lot shall be covered by structures in Planning Area 8.
- s. No more than sixty five (65)% of the lot shall be covered by structures in Planning Area 9.
- t. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 14                    MAP - NPDES COMPLIANCE (1)                    RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 17                    MAP - ORD NO. 659 (DIF)                    RECOMMND

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

The fee shall be paid for each residential unit to be

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10. GENERAL CONDITIONS

10.PLANNING. 17                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

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

10.PLANNING. 18                   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. 19                   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



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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

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

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

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

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

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

TRANS DEPARTMENT

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

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 3 MAP - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

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

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

Temescal Canyon Road (NS) at:  
Dos Lagos Drive (EW)  
Temescal Canyon Road (North) [future] (EW)  
I-15 Southbound Ramps (EW)  
I-15 Northbound Ramps (EW)  
Lawson Road (EW)  
Trilogy Parkway (EW)  
Glen Ivy Road (EW)  
Temescal Canyon Road (South) [future] (EW)  
Temescal Hills Drive North (EW)  
Terramor Drive (EW)  
Indian Truck Trail (EW)

Campbell Ranch Road (NS) at:  
Temescal Canyon Road (EW)  
Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:  
Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - TS/CONDITIONS (cont.)

RECOMMND

Indian Truck Trail (EW)

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

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

10.TRANS. 4 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition. ADD THIS ITEM IF THIS CONDITION IS BEING APPLIED TO AN EXISTING CUP]

Prior to the installation or rehabilitation of 2,500 square feet or more of [IF CUP OR MAP FOR COMMERCIAL/INDUSTRIAL PROJECT THEN REMOVE PHRASE "2,500 SQUARE FEE OR MORE"] landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those

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10. GENERAL CONDITIONS

10.TRANS. 4                    MAP - LC LANDSCAPE REQUIREMENT (cont.)                    RECOMMND

operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 5                    MAP - DRAINAGE 1                    RECOMMND

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

10.TRANS. 6                    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. 7                    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.

WASTE DEPARTMENT

10.WASTE. 1                    MAP - HAZARDOUS MATERIALS                    RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint,

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10. GENERAL CONDITIONS

10.WASTE. 1                    MAP - HAZARDOUS MATERIALS (cont.)                    RECOMMND

batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

10.WASTE. 3                    MAP - LANDSCAPE PRACTICES                    RECOMMND

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

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                    MAP - EXPIRATION DATE                    RECOMMND

The conditionally approved TENTATIVE MAP shall expire three (3) 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. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

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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 approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1                   MAP - WATER & SEWER WILL SERVE                   RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project.

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.

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 will have a vertical clearance of 15'. Access will be designed

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4                      MAP-#73-ECS-DRIVEWAY REQUIR (cont.)                      RECOMMND

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. Where 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 measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE



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50. PRIOR TO MAP RECORDATION

50.FIRE. 7                    MAP-#004-ECS-FUEL MODIFICATION (cont.)                    RECOMMND

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.

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.

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 12                      MAP\* -#70-ECS-ADDRESS (cont.)                      RECOMMND

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 NEEDS DRAINAGE SYSTEM                      RECOMMND

No lots within Tract Map 36826 shall record until the drainage infrastructure constructed by Tract Maps 36643 and 36825 is deemed substantially complete.

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5                   MAP WRITTEN PERM FOR GRADING (cont.)                   RECOMMND

the District for review and approval.

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

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

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

An application to 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 separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot within Tract Map 36826, unless it can be shown that the Final WQMP approved for Tract Map 36593, 36643 or 36825 would cover both Phase

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9                   MAP SUBMIT FINAL WQMP (cont.)                   RECOMMND

1 and 2 and conforms to the latest MS4 permit requirements.

50.FLOOD RI. 10                 MAP ORD 458 SPEC FLOOD HAZARD                   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

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.

Final map(s) shall not record until the above items and related improvement plans are approved by the District.

PLANNING DEPARTMENT

50.PLANNING. 1                   PRJ- SP PARK AGNECY REQD                   RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within a County Service Area (CSA) shall be annexed into an existing CSA that has been designated by the Board of Supervisors, pursuant to Section 10.35(G)G of Ordinance No. 460 or through the creation of a new CSA that incorporates the project area. Documentation of said annexation shall be provided to the Planning Department."

This condition implements condition 30.PLANNING.16 of the SPECIFIC PLAN.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4

PRJ- SP COMMON AREA MAIN

RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization or HOA shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 15, 16, 18, 19, 20, 21, 22, 23, and 27A-I."

This condition implements condition 30. PLANNING. 19 of the SPECIFIC PLAN.

50.PLANNING. 5

PRJ- SP CC&R PUB COMN AREA

RECOMMND

Prior to the approval of any implementing land division project (i.e. tract map or parcel map) within PA 17, the following condition shall be applied to the land division

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5

PRJ- SP CC&R PUB COMN AREA (cont.)

RECOMMND

PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 PRJ- SP CC&R PUB COMN AREA (cont.) (cont.) RECOMMND

the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 5 PRJ- SP CC&R PUB COMN AREA (cont.) (cont.) (cRECOMMND

be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

50.PLANNING. 6 PRJ- SP CC&R PRI COMN AREA RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map) for all Planning Areas (PA) except PA 17, the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

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

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



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 6

PRJ- SP CC&R PRI COMN AREA (cont.)

RECOMMND

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.

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."

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 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. 8 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 9 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 in Planning Area 6 on the FINAL MAP shall have a minimum lot size of 3,650 square feet.
- C. All lots in Planning Area 7 on the FINAL MAP shall have a minimum lot size of 5,400 square feet.
- D. All lots in Planning Area 8 on the FINAL MAP shall have a minimum lot area of 8,000 square feet.
- E. All lots in Planning Area 9 on the FINAL MAP shall have a minimum lot size of 3,600 square feet.
- F. All lots in Planning Area 10 on the FINAL MAP shall have a minimum lot size of 4,500 square feet.
- G. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Specific Plan No. 327A1, and with the Riverside County General Plan.
- H. 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.
- I. All knuckle or cul-de-sac lots in Planning Areas 6 and 10 shall have a minimum of 30 feet of frontage measured at the front lot line.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9                   MAP- SURVEYOR CHECK LIST (cont.)                   RECOMMND

J. All knuckle or cul-de-sac lots in Planning Area 7 shall have a minimum of 32 feet of frontage measured at the front lot line.

K. All knuckle or cul-de-sac lots in Planning Area 9 shall have a minimum of 35 feet per Ordinance 460 Section 3.8 I.

L. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 13                   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. 17                   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. 25                   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. 34                   MAP - FEE BALANCE                   RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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.

50.SURVEY. 2                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on Temescal Hills Drive, Phoebe Drive and Terramor Drive and so noted on the final map.

TRANS DEPARTMENT

50.TRANS. 1                      MAP - TS/FAIRSHARE                      RECOMMND

As identified in the Urban Crossroads February 9, 2016 Traffic Impact Analysis for the project, the applicant shall mitigate cumulative impacts by paying the following calculated fair share contributions for improvements not covered under TUMF or DIF funding programs.

1.5 percent toward a traffic signal at Temescal Canyon Road and Lawson Road.

4.5 percent toward a second NB right turn lane at I-15 Southbound Ramps and Indian Truck Trail.

9.0 percent toward modifying the traffic signal at Temescal Canyon Road and Indian Truck Trail to implement overlap phasing on the SB right turn lane.

Or as approved by the Director of Transportation.

50.TRANS. 2                      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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2                      MAP - LC LNDSCP COMMON AREA MA (cont.)                      RECOMMND

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

50.TRANS. 3                      MAP - STREET NAME SIGN                      RECOMMND

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

50.TRANS. 4                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with TR36593M1, TR36643 and TR36825.

50.TRANS. 5                      MAP - SOILS 2                      RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 6                      MAP - CORNER CUT-BACK I                      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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Temescal Hills Drive, Phoebe Drive and Terramor Drive.
- (2) Streetlights.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Terramor Drive.
- (4) Street sweeping along Temescal Canyon Road.

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 10 MAP - LANDSCAPING/TRAILS

RECOMMND

The project proponent shall comply in accordance with landscaping (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 Temescal Hill Drive, Phoebe Drive, and Terramor Drive.

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. 11 MAP - INTERSECTION/50' TANGENT

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12                      MAP - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 13                      MAP - CONSTRUCT RAMP                      RECOMMND

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

50.TRANS. 14                      MAP - OFF-SITE INFO                      RECOMMND

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

50.TRANS. 15                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

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

50.TRANS. 16                      MAP - PRIVATE STREETS                      RECOMMND

Temescal Hills Drive (from Dawn Road to street "M"), Phoebe Drive (from Temescal Hills Drive to north project boundary), and Terramor Drive (from southern project boundary to Temescal Hills Drive) are designated RESERVED PRIVATE COLLECTOR ROAD. These roads shall be improved with 6" concrete curb and gutter, 5' concrete sidewalk (one side) and 8' paseo on the other side within a 76' reserved private road easement in accordance with County Standard No. 103, Section "A". (44'/76') (Modified for construction of paseo on one side, and increased reserved private street easement width from 74' to 76'.)



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50. PRIOR TO MAP RECORDATION

50.TRANS. 16

MAP - PRIVATE STREETS (cont.)

RECOMMND

The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

- NOTES:
1. A 5' concrete sidewalk (on one side) shall be constructed within the 16' parkway.
  2. An 8' decomposed granite paseo (on one side) shall be constructed within the 16' parkway.
  3. Terramor Drive may be constructed with a rolled curb as approved per the Director of Transportation.
  4. Gates at Temescal Hills Drive and Phoebe Drive shall be constructed per the provided detail map dated 11/14/2016 sheet (1 of 2) and (2 of 2).
  5. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.
  6. Install an all-way stop at the intersection of Temescal Hills Drive and Terramor Drive.

El Hermano Road (street "P") is designated RESERVED PRIVATE ROAD and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 60' reserved private road easement in accordance with County Standard No. 105, Section "C", Ordinance 461. (40'/60'). The easements shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5' concrete sidewalk shall be constructed adjacent to the property line within the 10' parkway.

All other interior Streets are designated RESERVED PRIVATE ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 56' reserved private road easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56').

The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16                      MAP - PRIVATE STREETS (cont.) (cont.)                      RECOMMND

- NOTES: 1. A 5' concrete sidewalk shall be constructed adjacent to the property line within the 10' parkway.
2. Maintain a 5% final grade or lower at all street intersections to be in compliance with ADA access ramp requirements.

50.TRANS. 17                      MAP-TEMPORARY PRIVATE ACCESS                      RECOMMND

The landowner/developer shall provide a recorded primary and secondary reserved private off-site access road easement through approved TR36643 to a County maintained Temescal Canyon Road.

- NOTES: 1. Said off-site reserved private access road easement shall be the southerly extension of Temescal Hills Drive to a County maintained Temescal Canyon Drive.
2. Said off-site reserved private access road easement shall be the southerly extension of Terramor Drive to a County maintained Temescal Canyon Drive.

50.TRANS. 18                      MAP-TEMPORARY PRIVATE ACCESS                      RECOMMND

Proposed temporary secondary access road, between Phoebe Drive and Temescal Hill Drive (extension of street "K"), shall be improved with 24' AC pavement on 32' graded section within a 32' reserved temporary private secondary access easement as directed by the Director of Transportation.

NOTE: The project proponent shall construct for each and all phases, two independent point of access for primary and secondary access roads as directed by the Director of Transportation.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                    MAP - IMPORT/EXPORT (cont.)                    RECOMMND

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. 5                    MAP - SLOPE STABIL'ITY ANLY                    RECOMMND

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

60.BS GRADE. 11                   MAP - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13                   MAP - PRE-CONSTRUCTION MTG                   RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14                   MAP- BMP CONST NPDES PERMIT                   RECOMMND

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

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60.BS GRADE. 14                   MAP- BMP CONST NPDES PERMIT (cont.)                   RECOMMND

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.

60.BS GRADE. 16                   MAP-MINIMUM DRAINAGE GRADE                   RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

E HEALTH DEPARTMENT

60.E HEALTH. 1                   USE - WELL DESTRUCTIONS                   RECOMMND

Prior to grading permit issuance, all wells must be destroyed under permit with this Department.

Please contact (951)955-8980 for any additional questions.

EPD DEPARTMENT

60.EPD. 2                   EPD - PHASE DEDICATION                   DEFERRED

The following condition has been modified from the original condition found on TR36593. The condition has been set to prior to first building permit issuance in accordance with the Donation Agreement executed between the applicant and the Regional Conservation Authority, and signed by Charles V. Landry on August 31st 2015. Prior to the issuance of the first home building permit, the applicant shall provide an overlay of the Impact and Conservation Phasing Plan (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014) on the proposed grading plan. No grading shall be proposed beyond the limits of Phase 1, prior to meeting the conservation

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60.EPD. 2

EPD - PHASE DEDICATION (cont.)

DEFERRED

requirements of the subsequent phases. The conservation and financial requirements for Phase 1 as described below must be met prior to the issuance of a grading permit. The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014). In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of the first building permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands. This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below. Phase 1 Dedication Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

- An existing 60-foot access easement over the existing dirt road known as El Hermano Road in PA 26B;
- A proposed 20-foot easement for the use and maintenance of the

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60.EPD. 2                      EPD - PHASE DEDICATION (cont.) (cont.)                      DEFERRED

Regional Trail in PA 26A, 26B and 26C; - An existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019; - Proposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and - Proposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F. There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D. Phase 3 Dedication Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including: - A proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA; - A proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

5/24/17 PHASE DEDICATION WILL BE DEFERRED TO FINAL BUILDING PERMIT. NO MORE DEFERRALS WILL BE ALLOWED AT THAT POINT.  
DEC

60.EPD. 3                      EPD - GENERAL LANDSCAPE                      DEFERRED

Prior to the issuance of a grading permit, the landscape plan shall be submitted to the Riverside County Environmental Programs Division for review and approval. In accordance with the EIR, no species on List 6.2 of the MSHCP shall be utilized on the site, within 500 feet of conservation openspace (including any hydroseed mix used for interim erosion control) for consistency with Section 6.1.4 of the MSHCP. Mitigation measure BIOL-8 states that landscaping adjacent to natural open space shall include native trees that will provide canopy for birds and



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60.EPD. 3                      EPD - GENERAL LANDSCAPE (cont.)                      DEFERRED

wildlife use as habitat and as a movement corridor.

60.EPD. 4                      EPD - 30 DAY BURROWING OWL SUR                      MET

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

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

60.EPD. 5                      EPD - NESTING BIRD SURVEY                      MET

The clearing of upland habitat shall occur outside of the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey report shall be submitted to the Riverside County Environmental Programs Division for review and approval prior to initiating clearing and grubbing during the breeding season. Clearing of upland vegetation outside of the bird breeding season will not require a nesting bird clearance survey.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7

EPD - CONSTRUCTION MONITORING

MET

Mitigation measure BIOL-10 requires a qualified biological monitor to conduct a training session for project personnel prior to grading. Training shall include a description of species of concern, habitats, general provisions of the ESA and the MSHCP, and penalties associated with violating the ESA. The training shall also include a discussion of the general measures being implemented to conserve the species of concern.

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. The monitor shall ensure the limits of disturbance are clearly marked, specifically with the upstream and downstream limits, plus lateral limits of disturbance adjacent to streams. The monitor shall oversee construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental impacts to habitat and species of concern outside of the project footprint. The monitor shall report monthly on project status, surveys conducted, and new construction, to EPD. This communication can be done by email.

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

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60.FLOOD RI. 1                    MAP SUBMIT PLANS (cont.)                    RECOMMND

Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2                    MAP NEED DRAINAGE SYSTEM                    RECOMMND

Unless otherwise approved by the District, no building permits shall be issued until the drainage infrastructure constructed by Tract Maps 36643 and 36825 is deemed substantially complete. Grading for lots within Tract Map 36826 can be permitted while the drainage infrastructure required by Tract Maps 36643 and 36825 is under construction.

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 the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

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60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

A separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot within Tract Map 36826, unless it can be shown that the Final WQMP approved for Tract Map 36593, 36643 or 36825 would cover both Phase 1 and 2 and conforms to the latest MS4 permit requirements.

60.FLOOD RI. 9 MAP SUBMIT CLOMR

RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - NATIVE MONITOR

RECOMMND

the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all 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 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 monitor.

2) Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the

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60.PLANNING. 1 MAP - NATIVE MONITOR (cont.)

RECOMMND

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 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.

60.PLANNING. 3 MAP - CULTURAL PROFESSIONAL

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - CONST. CULT. TRAINING

RECOMMND

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

60.PLANNING. 10 PRJ- SP SKR FEE CONDITION

RECOMMND

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, 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 76.6 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.27 of the SPECIFIC PLAN.

60.PLANNING. 11 MAP- PARCEL MAXIMUM GRADING

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared in conformance with the approved TENTATIVE MAP in compliance with County Ordinance No. 457 and all other applicable codes and ordinances.

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60.PLANNING. 12                   MAP- COMMUNITY TRAIL ESMNT                   RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a trail easement adjacent to Planning Areas 6,7,8,9,and 10 as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan and Specific Plan No. 327A1.

60.PLANNING. 13                   MAP- IDENTIFY SPECIMEN TREES                   RECOMMND

The land divider/permit holder shall cause grading plans to be prepared for the subject site identify any existing native or specimen trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans.

60.PLANNING. 14                   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. 15                   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 n 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. 16                   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.

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60.PLANNING. 16                   MAP - SLOPE GRADING TECHNIQUES (cont.)                   RECOMMND

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. 22                   MAP - FEE BALANCE                   RECOMMND

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

60.PLANNING. 23                   MAP - GRADING PLAN REVIEW                   RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 25                   MAP - SLOPE STABILTY RPRT                   DRAFT

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 26                   MAP - NPDES COMPLIANCE (2)                   RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has



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60.PLANNING. 26                    MAP - NPDES COMPLIANCE (2) (cont.)                    RECOMMND

          complied with the current County requirements regarding the  
          NPDES Construction General Permit.

TRANS DEPARTMENT

60.TRANS. 1                        MAP - SUBMIT GRADING PLAN                        RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1                    MAP - CURATION OF COLLECTIONS                    RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2

MAP - PHASE IV REPORT

RECOMMND

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

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".

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".

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - PHASE IV REPORT (cont.)

RECOMMND

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". 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".

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

complying with the following:

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

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

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

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

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

EPD DEPARTMENT

80.EPD. 1

EPD\*-PHASE DEDICATION

INEFFECT

5/24/17 THERE WILL BE NO DEFERRAL FROM THIS POINT. DEC  
The following condition has been modified from the original condition found on TR36593. The condition has been set to prior to first building permit issuance in accordance with the Donation Agreement executed between the applicant and the Regional Conservation Authority, and signed by Charles V. Landry on August 31st 2015. Prior to the issuance of the first home building permit, the applicant shall provide an overlay of the Impact and Conservation Phasing Plan (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014) on the proposed grading plan. No grading shall be proposed beyond the limits of Phase 1, prior to meeting the conservation requirements of the subsequent phases. The conservation and financial requirements for Phase 1 as described below must be met prior to the issuance of a grading permit. The

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80.EPD. 1 EPD\*-PHASE DEDICATION (cont.)

INEFFECT

Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014). In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of the first building permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands. This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below. Phase 1 Dedication Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

- An existing 60-foot access easement over the existing dirt road known as El Hermano Road in PA 26B;
- A proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C;
- An existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019;
- Proposed slope maintenance

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80.EPD. 1 EPD\*-PHASE DEDICATION (cont.) (cont.) INEFFECT

easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and - Proposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F. There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D. Phase 3 Dedication Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including: - A proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA; - A proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

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

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80.FIRE. 2                    MAP - SECONDARY/ALTER ACCESS (cont.)                    RECOMMND

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 Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                MAP NEED DRAINAGE SYSTEM                    RECOMMND

Unless otherwise approved by the District, no building permits shall be issued until the drainage infrastructure constructed by Tract Maps 36643 and 36825 is deemed substantially complete. Grading for lots within Tract Map 36826 can be permitted while the drainage infrastructure required by Tract Maps 36643 and 36825 is under construction.

80.FLOOD RI. 2                MAP SUBMIT PLANS                    RECOMMND

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

80.FLOOD RI. 4                MAP SUBMIT FINAL WQMP                    RECOMMND

A separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot within Tract Map

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80.FLOOD RI. 4                   MAP SUBMIT FINAL WQMP (cont.)                   RECOMMND

36826, unless it can be shown that the Final WQMP approved for Tract Map 36593, 36643 or 36825 would cover both Phase 1 and 2 and conforms to the latest MS4 permit requirements.

80.FLOOD RI. 5                   MAP SUBMIT CLOMR                   RECOMMND

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

80.FLOOD RI. 6                   MAP HOLD BP FOR LOTS 67-78                   RECOMMND

A berm is shown on the tentative map exhibit in the northeast corner to protect Lots 67-78 from flooding from tributary offsite stormwater runoff. While it is expected that future phases of this development may eliminate the need for this berm, currently there is no provision for public maintenance of this berm. Therefore, building permits for Lots 67-78 shall not be released until adequate flood protection for these lots is proposed along with a viable maintenance mechanism that is acceptable to the District.

PLANNING DEPARTMENT

80.PLANNING. 2                   PRJ- SCHOOL MITIGATION                   RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Corona-Norco Unified School District shall be mitigated in accordance with state law."

This condition implements condition 30.PLANNING.30 of the SPECIFIC PLAN.

80.PLANNING. 4                   MAP - ROOF MOUNTED EQUIPMENT                   RECOMMND

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



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80.PLANNING. 5                    MAP - FRONT YARD LANDSCAPING                    RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

80.PLANNING. 6                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9                    MAP- ELEVATION & FLOOR PLAN                    RECOMMND

Elevations and floor plans shall substantially conform to approved Specific Plan No. 327A1 Architectural Design Guidelines.

80.PLANNING. 10                    MAP- COLOR SCHEME                    RECOMMND

Colors/materials shall conform substantially to those shown on approved Specific Plan No. 327A1 Architectural and Design Guidelines.

80.PLANNING. 11                    MAP- PARKING SPACES                    RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 12                    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. 15                    MAP - ACOUSTICAL STUDY                    RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the

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80.PLANNING. 15                    MAP - ACOUSTICAL STUDY (cont.)                    RECOMMND

appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 17                    MAP - SUBMIT BUILDING PLANS                    RECOMMND

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

80.PLANNING. 18                    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. 20                    MAP- FNL SITE DEV PLOT PLAN                    RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for Specific Plan No. 327A1 and the approved Design Guidelines.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan)

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80.PLANNING. 20 MAP- FNL SITE DEV PLOT PLAN (cont.)

RECOMMND

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.

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

80.PLANNING. 21 MAP- LANDSCAPE PLOT PLAN

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within a County Service Area (CSA), prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the CSA No. 134 has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract

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80.PLANNING. 21

MAP- LANDSCAPE PLOT PLAN (cont.)

RECOMMND

requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.

2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.

3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.

4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation

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80.PLANNING. 21            MAP- LANDSCAPE PLOT PLAN (cont.) (cont.)            RECOMMND

after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

80.PLANNING. 22            MAP- WALLS/FENCING PLOT PLAN            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.

1. The plan shall show all project fencing as shown on Specific Plan No. 327 A1 Conceptual Wall and Fence Plan Figure IV-40 of the Design Guidelines including, but not limited to, perimeter fencing, side and rear yard

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80.PLANNING. 22                   MAP- WALLS/FENCING PLOT PLAN (cont.)                   RECOMMND

fencing, view fencing and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

2. 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.

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

80.PLANNING. 23                   MAP- ENTRY MONUMENT PLOT PLAN                   RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

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

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80.PLANNING. 23                   MAP- ENTRY MONUMENT PLOT PLAN (cont.)                   RECOMMND

clearecd individually.

80.PLANNING. 24                   MAP - MODEL HOME COMPLEX                   RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

The requirements of this plot plan may be incorporated with

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24                    MAP - MODEL HOME COMPLEX (cont.)                    RECOMMND

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. 25                    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.

TRANS DEPARTMENT

80.TRANS. 1                        MAP - LC LANDSCAPE PLOT PLAN                        RECOMMND

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

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:



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80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 2 MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the

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

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 3                      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 Temescal Hills Drive, Phoebe Drive and Terramor Drive.
- (2) Streetlights.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Terramor Drive.
- (4) Street sweeping along Temescal Canyon Road.

WASTE DEPARTMENT

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

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable

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

materials and solid waste disposal must be kept.  
Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

1. Precise grade inspection.

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

1. Installation of slope planting and permanent irrigation on required slopes.

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

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Parcel: 290-070-046

90. PRIOR TO BLDG FINAL INSPECTION

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

Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 8                    MAP - WQMP ANNUAL INSP FEE                    RECOMMND

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

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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

If conditioned for a Water Quality Management Report

TRACT MAP Tract #: TR36826

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.FLOOD RI. 3                    MAP IMPLEMENT WQMP                    RECOMMND

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

90.FLOOD RI. 4                    MAP FACILITY COMPLETION                    RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the drainage system is fully constructed and deemed substantially complete.

90.FLOOD RI. 5                    MAP SUBMIT LOMR                    RECOMMND

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP- BLOCK WALL ANTIGRAFFITI                    RECOMMND

The land divider/permit holder shall construct six (6) foot high slump block walls (theme walls) along Temescal Hills Drive and Phoebe Drive within Planning Areas 6, 7, 8, 9, and 10 as illustrated on Figure IV-40 of the Conceptual Wall and Fence Plan of Specific Plan No. 327A1 Design Guidelines. The required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti

TRACT MAP Tract #: TR36826

Parcel: 290-070-046

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1                   MAP- BLOCK WALL ANTIGRAFFITI (cont.)                   RECOMMND

coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 5                   MAP - LANDSCAPING COMPLIANCE                   RECOMMND

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 6                   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. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 134.

90.PLANNING. 7                   MAP - CONCRETE DRIVEWAYS                   RECOMMND

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

90.PLANNING. 8                   MAP - FENCING COMPLIANCE                   RECOMMND

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

90.PLANNING. 13                   MAP- SKR FEE CONDITION                   RECOMMND

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set

TRACT MAP Tract #: TR36826

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13            MAP- SKR FEE CONDITION (cont.)            RECOMMND

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

90.PLANNING. 14            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

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 15            MAP- ROLL-UP GARAGE DOORS            RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1            MAP - LC LNDSCP INSPECT DEPOST            RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape



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Parcel: 290-070-046

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1                    MAP - LC LNDSCP INSPECT DEPOST (cont.)                    RECOMMND

inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2                    MAP - LNDSCE INSPCTN RQRMNTS                    RECOMMND

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

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3                    MAP - LC COMPLY W/ LNDSCP/ IRR                    RECOMMND

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

TRACT MAP Tract #: TR36826

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3                      MAP - LC COMPLY W/ LNDSCP/ IRR (cont.)                      RECOMMND

of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4                      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. 5                      MAP - STREETLIGHTS INSTALL                      RECOMMND

Install streetlights along the streets associated with the 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. 6                      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. 7                      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

TRACT MAP Tract #: TR36826

Parcel: 290-070-046

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - 80% COMPLETION (cont.)

RECOMMND

shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. 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.

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TRACT MAP Tract #: TR36826

Parcel: 290-070-046

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

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 Temescal Hills Drive, Phoebe Drive and Terramor Drive.

WASTE DEPARTMENT

90.WASTE. 1

MAP - WASTE REPORTING FORM

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

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

DATE: June 21, 2016

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Temescal Canyon MAC  
1st District Supervisor

1st District Planning Commissioner  
City of Corona  
Corona-Norco School District  
WMWD  
RCWD  
South Coast Air Quality Management  
Southern California Edison  
Southern California Gas Co.

**TENTATIVE TRACT MAP NO. 36826** – EA: 42903 – Applicant: Forester Toscana, LLC – Engineer/Representative: Proactive Engineering Consultant – First Supervisorial District – Temescal Zoning District – Temescal Canyon Area Plan – Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS-C) – Location: North of Temescal Canyon, south of Interstate-15, east of Park Canyon Road, and west of Mayhew Canyon Road – 76.58 acres – Zoning: Specific Plan (SP No. 327). **REQUEST:** The **Tentative Tract Map** is a Schedule “A” subdivision of 76.58 acres into 330 residential lots and 55 lots for private street lots, common areas, slopes and detention basins. APN: 290-070-024, 290-070-026, 290-070-045, 290-070-046. **UPROJ: TR36826 BBID: 243-201-382**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 30, 2016**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Judy Equez**, Project Planner, at **(951) 955-6035** or email at **jeguez@rctlma.org / MAILSTOP# 1070**.

*Public Hearing Path:* DH:  PC:  BOS:

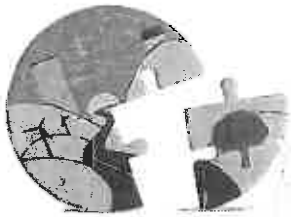
COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP 36826 | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP                | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP                 | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36826 DATE SUBMITTED: 5/18/16

### APPLICATION INFORMATION

Applicant's Name: Forestar Toscana, LLC E-Mail: andyp@foremostcommunities.com

Mailing Address: 4590 MacArthur Blvd, Suite 600  
Street  
Newport Beach CA 92660  
City State ZIP

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

Engineer/Representative's Name: Proactive Engineering Consultants West, Inc. E-Mail: craig@pecwest.com

Mailing Address: 25109 Jefferson Ave, Suite 200  
Street  
Murrieta CA 92562  
City State ZIP

Daytime Phone No: (951) 200-6845 Fax No: (866) 454-4478

Property Owner's Name: Janice Morger / Sunny Sage, LLC E-Mail: \_\_\_\_\_

Mailing Address: 17745 Lomita Ln / 27431 Enterprise Circle West  
Street  
Yorba Linda / Temecula CA / CA 92886 / 92590  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**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.

Forestar Toscana, LLC- Brian Woods

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.

Janice Morger

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Sunny Sage, LLC- Won S. Yoo

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): 290-070-024,290-070-026,290-070-045,290-070-046

Section: 1 Township: 5S Range: 6W

Approximate Gross Acreage: 76.58 A.C.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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SIGNATURE OF APPLICANT

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

Janice Morger

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Sunny Sage, LLC- Won S. Yoo

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 290-070-024,290-070-026,290-070-045,290-070-046

Section: 1 Township: 5S Range: 6W

Approximate Gross Acreage: 76.58 A.C.



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Temescal Canyon Rd, South of I-15 Freeway, East of Park Canyon Rd, West of Mayhew 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. 36826 is a proposal to subdivide Toscana Phase 2 Tract # 36825 into 330 Numbered lots .

Related cases filed in conjunction with this request:

Tentative Tract Map No. 36825

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) EIR 439

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: To be submitted by separate cover

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) +/- 2,500 LF

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: 2,100,000

Estimated amount of fill = cubic yards 2,100,000

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

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

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 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  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River       Santa Margarita River       Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**

|                             |   |
|-----------------------------|---|
| <b>Project File No.</b>     |   |
| <b>Project Name:</b>        | Tentative Tract No. 36826                           |
| <b>Project Location:</b>    | North of Temescal Canyon Rd, East of Park Canyon Rd |
| <b>Project Description:</b> | To subdivide 76.58 acres into a 330 lots.           |

| <b>Proposed Project Consists of, or includes:</b>  | <b>YES</b>                          | <b>NO</b>                           |
|--|-------------------------------------|-------------------------------------|
| Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Hillside developments 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.   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

<sup>1</sup>Land area is based on acreage disturbed

<sup>2</sup>Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

**DETERMINATION: Circle appropriate determination.**

|                                       |  |
|---------------------------------------|--|
| If <b>any</b> question answered "YES" | Project requires a project-specific WQMP.  |
| If <b>all</b> questions answered "NO" | Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions. |

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region**

|                                       |                       |
|---------------------------------------|-----------------------|
| <b>Project File No.</b>               |                       |
| <b>Project Name:</b>                  |                       |
| <b>Project Location:</b>              | <b>NOT APPLICABLE</b> |
| <b>Project Description:</b>           |                       |
| <b>Project Applicant Information:</b> |                       |

**Proposed Project Consists of, or includes:**

|   | YES                      | NO                       |
|---|--------------------------|--------------------------|
| <b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing 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.]   | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>New Development.</b> 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.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Automotive repair shops.</b> 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)   | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Restaurants.</b> (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.) 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]. | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>All Hillside development greater than 5,000 square feet.</b> 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.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> 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.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Impervious parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.   | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.  | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Retail Gasoline Outlets (RGOs).</b> 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.   | <input type="checkbox"/> | <input type="checkbox"/> |

<sup>1</sup>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 State Water 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](http://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](http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml).

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific SSMP (also referred to as a WQMP).

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)  
within the Whitewater River Region**

|                                       |                       |
|---------------------------------------|-----------------------|
| <b>Project File No.</b>               |                       |
| <b>Project Name:</b>                  |                       |
| <b>Project Location:</b>              | <b>NOT APPLICABLE</b> |
| <b>Project Description:</b>           |                       |
| <b>Project Applicant Information:</b> |                       |

| <b>Proposed Project Consists of New Construction on a Previously Disturbed or Undisturbed Parcel, and includes:</b>   | <b>YES</b>               | <b>NO</b>                |
|---|--------------------------|--------------------------|
| Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.  | <input type="checkbox"/> | <input type="checkbox"/> |
| 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.  | <input type="checkbox"/> | <input type="checkbox"/> |
| Commercial and Industrial developments of 100,000 square feet or more.  | <input type="checkbox"/> | <input type="checkbox"/> |
| 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)   | <input type="checkbox"/> | <input type="checkbox"/> |
| Retail gasoline outlets disturbing greater than 5,000 square feet.  | <input type="checkbox"/> | <input type="checkbox"/> |
| 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.) | <input type="checkbox"/> | <input type="checkbox"/> |
| Home subdivisions with 10 or more housing units.  | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.  | <input type="checkbox"/> | <input type="checkbox"/> |

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES"      Project requires a project-specific WQMP.

If **all** questions answered "NO"      Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

### **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.

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Forestar Toscana Development Company, a Delaware Corporation ("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 290-070-045, 290-070-046, 283-240-009, 283-240-001, 283-240-002, 283-240-003, 283-240-004, 283-240-010, 290-070-024 and 290-070-026 ("PROPERTY"); and,

**WHEREAS**, on October 2, 2013, PROPERTY OWNER filed an application for Specific Plan No. 327 Amendment 1, on July 17, 2015, PROPERTY OWNER filed an Application for Tract No. 36825 and on May 18, 2016, PROPERTY OWNER filed an application for Tract No. 36826 ("PROJECT") and it is anticipated that PROPERTY OWNER will file future land use applications on THE PROPERTY which are also to be covered by this Agreement and are also considered to be part of the 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 future land use applications on THE PROPERTY as well as 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:  
Forestar Toscana, LLC  
4590 MacArthur Blvd., Ste. 600  
Newport Beach, CA 92660

With a copy to:  
Alex Jacobs  
1925 Century Park East, Ste. 1700  
Los Angeles, CA 90067

Sunny Sage, LLC  
Attn: Won Sang Yoo  
27431 Enterprise Circle West #201  
Temecula, CA 92590

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

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

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

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

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

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

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

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

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

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

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

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing,

construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

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

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

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

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

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

By:   
Juan Perez **CHARISSA LEACH**

*Rec'd* Riverside County TLMA Director/Interim Planning Director

FORM APPROVED COUNTY COUNSEL  
BY:  3/28/17  
MELISSA R. CUSHMAN DATE

Dated: 4/4/17

**PROPERTY OWNER:**  
Forestar Toscana Development Company, a Delaware Corporation

By:   
Stephen C. Cameron  
President

Dated: March 28, 2017

## 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 March 28th, 2017 before me, Sakura Davenport, Notary Public  
(insert name and title of the officer)

personally appeared Stephen C. Cameron  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Sakura Davenport (Seal)



**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. 36826** – Intent to Adopt Addendum No. 4 to Environmental Impact Report No. 439 – Applicant: Forestar Toscana LLC – Engineer/Representative: Adkan Engineers/Richard Reaves and Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan – Community Development: Medium Density Residential (CD-MDR) – Open Space: Conservation (OS-C) – Location: Northerly of Temescal Canyon, southerly of Spanish Hills Drive, easterly of Park Canyon Road, and westerly of Indian Truck Trail – 76.6 acres – Zoning: Specific Plan (SP No. 327) – **REQUEST:** The Tentative Tract Map is a Schedule “A” Subdivision of 76.6 acres for the development of 501 residential lots, 330 lots for detached Medium Density Residential (MDR) and Medium High Density Residential (MHDR), three (3) High Density Residential lots that would accommodate up to 171 units and 41 lettered lots for private streets, common areas, manufactured slopes and detention basins.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **AUGUST 2, 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 (95) 955-6646 or e-mail at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the 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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/12/2017

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

APN (s) or case numbers TR36826 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

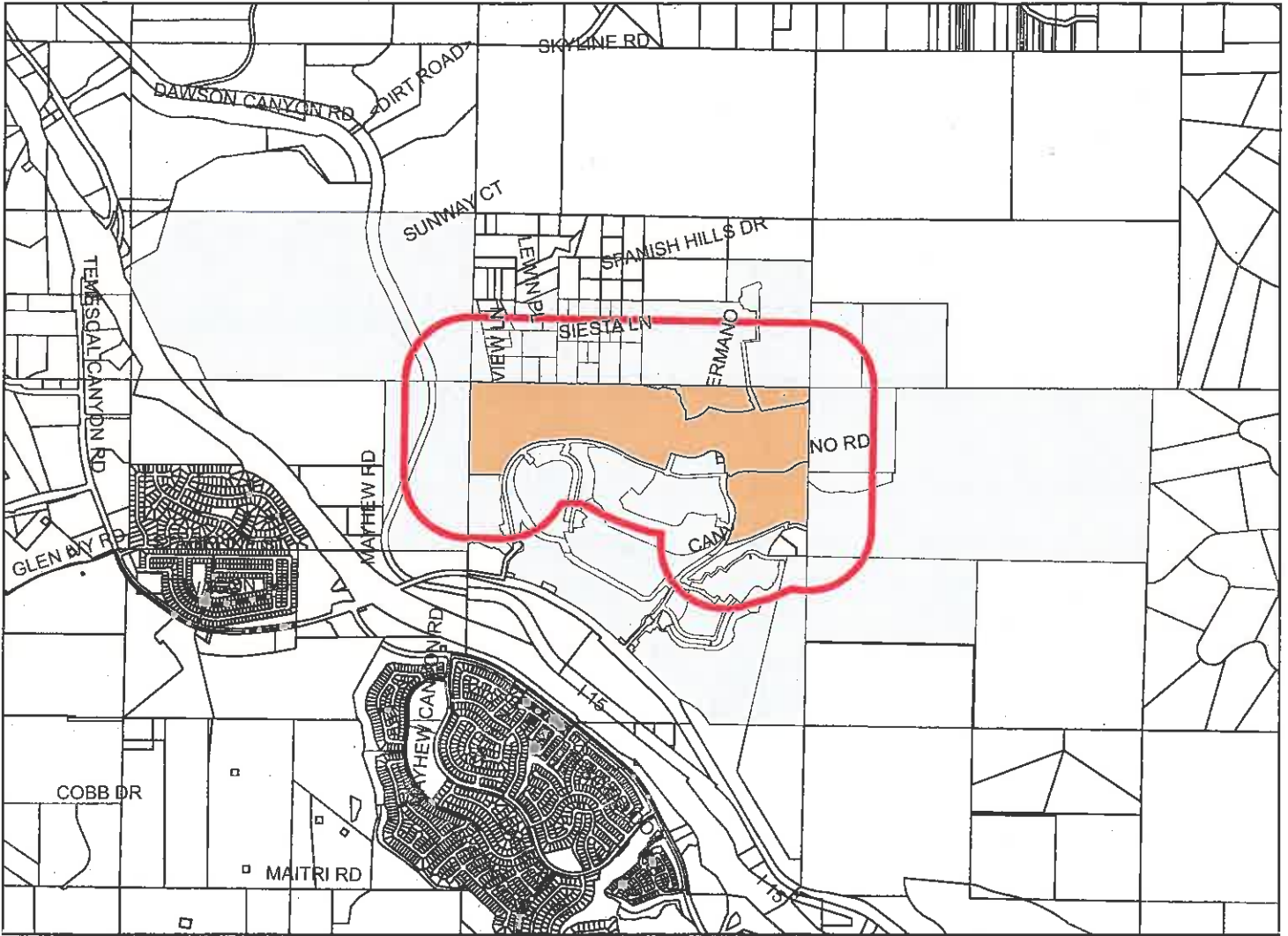
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*D. Bradford 7/12/17*

**TR36826 ( 1000 feet buffer )**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 283-230-032 | 283-200-010 | 393-010-002 | 283-230-015 | 283-200-003 | 283-230-001 | 283-230-003 | 283-230-010 | 283-230-031 | 290-070-049 |
| 290-070-050 | 290-070-052 | 290-070-053 | 290-070-055 | 290-070-056 | 290-070-057 | 290-070-058 | 290-080-040 | 290-080-042 | 290-080-043 |
| 290-080-044 | 290-080-049 | 290-080-050 | 290-080-052 | 290-080-053 | 290-080-054 | 290-080-055 | 290-080-056 | 283-230-007 | 283-200-004 |
| 283-230-004 | 283-230-027 | 283-240-019 | 283-240-020 | 290-070-065 | 290-070-066 | 283-230-006 | 283-230-034 | 283-230-036 | 283-230-038 |
| 283-230-022 | 283-230-016 | 283-230-017 | 283-230-028 | 289-080-005 | 289-080-009 | 283-230-005 | 283-230-026 | 283-230-011 | 290-050-003 |
| 283-230-013 | 290-070-051 | 290-080-041 | 283-230-033 | 290-050-002 | 290-050-012 | 283-240-018 | 290-070-046 | 290-070-064 | 283-230-023 |
| 283-230-009 | 283-230-021 | 283-230-014 | 393-010-001 | 393-010-003 | 393-020-001 | 290-080-038 | 283-220-025 |             |             |



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ASMT: 283200004, APN: 283200004  
GREG TONKINSON  
16376 SLOVER AVE  
FONTANA CA 92337

ASMT: 283230006, APN: 283230006  
JASON WYMORE  
140 W PIONEER AVE NO 126  
REDLANDS CA 92374

ASMT: 283200010, APN: 283200010  
BBG KRG INC  
P O BOX 1839  
CORONA CA 92878

ASMT: 283230007, APN: 283230007  
MELISSA STRIPLING, ETAL  
1015 PARK AVE  
LAGUNA BEACH CA 92651

ASMT: 283220025, APN: 283220025  
CHIA LIN, ETAL  
11240 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283230009, APN: 283230009  
REBECCA BUSH, ETAL  
11201 VIEW LN  
CORONA, CA. 92883

ASMT: 283230001, APN: 283230001  
CORONA CLAY CO  
22079 KNABE RD  
CORONA CA 92883

ASMT: 283230010, APN: 283230010  
DHARAMJIT GILL  
24274 EL PILAR  
LAGUNA NIGUEL CA 92677

ASMT: 283230003, APN: 283230003  
DAVE PLANTE  
11211 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283230011, APN: 283230011  
SUSAN VANDENBERG, ETAL  
11231 VIEW LN  
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: 283230015, APN: 283230015  
CHARLOTTE GARVIN, ETAL  
11351 SIESTA LN  
CORONA, CA. 92883

ASMT: 283230028, APN: 283230028  
JANINE POLLINA, ETAL  
932 PENINSULA AVE NO 409  
SAN MATEO CA 94401

ASMT: 283230016, APN: 283230016  
KIM MOODY, ETAL  
11353 SIESTA LN  
CORONA, CA. 92883

ASMT: 283230031, APN: 283230031  
DIANA FOSTER, ETAL  
11111 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283230017, APN: 283230017  
MARTHA GARCIA, ETAL  
182 W WINSTON RD  
ANAHEIM CA 92805

ASMT: 283230032, APN: 283230032  
ANTHONY WIMENTA  
8353 COVER CREEK RD  
RIVERSIDE CA 92508

ASMT: 283230021, APN: 283230021  
TOM GEIDEMAN  
3185 SONRISA DR  
CORONA CA 92881

ASMT: 283230033, APN: 283230033  
ARTURO RAMOS, ETAL  
11286 SPANISH HILLS DR  
CORONA, CA. 92883

ASMT: 283230022, APN: 283230022  
JOHN MOODY  
21641 JORANDA  
MISSION VIEJO CA 92692

ASMT: 283230038, APN: 283230038  
CHRISTENE ASBRA, ETAL  
19835 GAVILON RD  
PERRIS CA 92570

ASMT: 283230023, APN: 283230023  
LARRY SEVIN, ETAL  
15344 MANZANARES RD  
LA MIRADA CA 90638

ASMT: 283240020, APN: 283240020  
JANICE MORGER  
3325 W LINCOLN  
ANAHEIM CA 92801

ASMT: 283230027, APN: 283230027  
BERTHA CAMACHO, ETAL  
11480 SIESTA DR  
CORONA, CA. 92883

ASMT: 289080009, APN: 289080009  
RAIDA SAYEGH, ETAL  
4165 ROBBY CIR  
CORONA CA 92882

ASMT: 290050002, APN: 290050002  
NANCY PHARRIS, ETAL  
2050 MAIN STE STE 250  
IRVINE CA 92614

ASMT: 290080041, APN: 290080041  
PULTE HOME CO  
C/O DONALD J SAJOR  
27101 PUERTA REAL STE 300  
MISSION VIEJO CA 92691

ASMT: 290050012, APN: 290050012  
NANCY PHARRIS, ETAL  
2050 MAIN ST STE 250  
IRVINE CA 92614

ASMT: 290080056, APN: 290080056  
FORESTAR TOSCANA DEV CO  
C/O STEPHEN CAMERON  
4950 MACARTHUR BL STE 600  
NEWPORT BEACH CA 92660

ASMT: 290070046, APN: 290070046  
SUNNY SAGE  
C/O WON S YOO  
27431 W ENTERPRISE CIR  
TEMECULA CA 92590

ASMT: 393010002, APN: 393010002  
LAURIE PORTEOUS, ETAL  
P O BOX 78327  
CORONA CA 92877

ASMT: 290070051, APN: 290070051  
PULTE HOME CO  
27101 PUERTA REAL NO 300  
MISSION VIEJO CA 92691

ASMT: 393020001, APN: 393020001  
USA BLM  
6221 BOX SPRINGS BL  
RIVERSIDE CA 92507

ASMT: 290070064, APN: 290070064  
SUNNY SAGE  
27431 ENTERPRISE CIR  
TEMECULA CA 92590

ASMT: 290070066, APN: 290070066  
JANICE MORGER  
17745 LOMITA LN  
YORBA LINDA CA 92886

ASMT: 290080038, APN: 290080038  
WESTERN RIVERSIDE COUNTY REGIONAL CC  
C/O ECONOMIC DEV AGENCY  
3403 10TH ST STE 500  
RIVERSIDE CA 92502



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Forestar Toscana, LLC  
c/o Andy Petitjean  
4590 MacArthur Blvd, Suite 600  
Newport Beach, CA 92660

Forestar Toscana, LLC  
c/o Andy Petitjean  
4590 MacArthur Blvd, Suite 600  
Newport Beach, CA 92660

Adkan Engineers  
Attention: Richard Reaves and  
Mitch Akdison  
6879 Airport Drive  
Riverside, CA 92504

Adkan Engineers  
Attention: Richard Reaves and  
Mitch Akdison  
6879 Airport Drive  
Riverside, CA 92504

Sunny Sage  
c/o Won S. Yoo  
27430 W. Enterprise Cir  
Temecula, CA 92590

Sunny Sage  
c/o Won S. Yoo  
27430 W. Enterprise Cir  
Temecula, CA 92590

Temescal Canyon MAC  
24503 The Lodge Drive  
Temescal Valley, CA 92883

Temescal Canyon MAC  
24503 The Lodge Drive  
Temescal Valley, CA 92883

Mail Stop# 1001  
First District Supervisor  
Jeffries

Mail Stop# 1001  
First District Supervisor  
Jeffries

Planning Commissioner  
First District  
Shaffer

Planning Commissioner  
First District  
Shaffer

City of Corona  
Community Development  
400 S. Vicentia Ave.  
Corona, CA 92882

City of Corona  
Community Development  
400 S. Vicentia Ave.  
Corona, CA 92882

Corona-Norco  
Unified School District  
2820 Clark Ave.  
Norco, CA 91760

Corona-Norco  
Unified School District  
2820 Clark Ave.  
Norco, CA 91760

Western Municipal Water Dist.  
14205 Meridian Parkway  
Riverside, CA 92518

Western Municipal Water Dist.  
14205 Meridian Parkway  
Riverside, CA 92518

Rancho California Water District  
Attn: Warren Back, PE  
42135 Winchester Rd  
Temecula, CA 92590-4800

Rancho California Water District  
Attn: Warren Back, PE  
42135 Winchester Rd  
Temecula, CA 92590-4800

South Coast Air Quality  
Management District  
21865 East Copley Drive  
Diamond Bar, CA 91765-4182

South Coast Air Quality  
Management District  
21865 East Copley Drive  
Diamond Bar, CA 91765-4182

Southern California Edison  
2244 Walnut Grove Ave., Room  
312  
P.O. Box 800  
Rosemead, CA 91770-0800

Southern California Edison  
2244 Walnut Grove Ave., Room  
312  
P.O. Box 800  
Rosemead, CA 91770-0800

Southern California Gas Co.  
Engineering Department  
P.O. Box 3003  
Redlands, CA 92373-0316

Southern California Gas Co.  
Engineering Department  
P.O. Box 3003  
Redlands, CA 92373-0316

Pechanga  
Cultural Resources Dept.  
Ebru, Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

Pechanga  
Cultural Resources Dept.  
Ebru, Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach P.E.**  
**Assistant TLMA Director**

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

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

TR36826/EA42903  
*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)*

Forestar Toscana LLC  
*Project Applicant*

4590 MacArthur Blvd., Suite 600 Newport Beach, CA 92660  
*Address*

The proposed project is located northerly of Temescal Canyon Road, south of Spanish Hills Drive, east of Park Canyon Road, and west of Indian Truck Trail  
*Project Location*

Proposed schedule "A" subdivision of 76.6 acres for the development of 501 residential lots, 330 lots for detached Medium Density Residential (MDR) and Medium High Density Residential (MHDR), three High Density Residential (HDR) lots that would accommodate up to 171 units and 41 lettered lots for private streets, common areas, manufactured slopes and detention basins. This proposal is part of phase 2 of the former Toscana Specific Plan now known as Terramor. It has been determined that no new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously approved certified Environmental Impact Report No.439 and an Addendum to EIR No. 439 was prepared pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist.  
*Project Description*

This is to advise that the Riverside County Planning Commission as the lead agency, has approved the above-referenced project on April 19, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to EIR No, 439 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A new Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR NO. 439, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Deborah Bradford, Project Planner  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1605753

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: FORESTAR TOSCANA, LLC \$50.00  
paid by: CK 1447  
EA42903  
paid towards: CFG06275 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ May 18, 2016 09:37  
MGARDNER posting date May 18, 2016

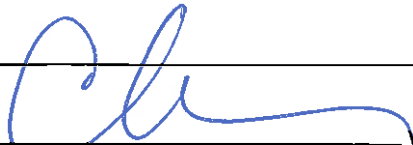
\*\*\*\*\*  
\*\*\*\*\*

| Account Code       | Description             | Amount  |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

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

Agenda Item No.:  
 Area Plan: Countywide  
 Supervisorial District: All Districts  
 Project Planner: Charissa Leach  
 Planning Commission: August 2, 2017

Ordinance No. 348.4862  
 CEQA Exempt  
 Applicant: County of Riverside



Charissa Leach, P.E.  
 Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

#### **Ordinance No. 348.4862**

The Board of Supervisors held a workshop on March 21, 2017, to discuss the Adult Use of Marijuana Act (Proposition 64) (Board agenda item 18-1). At the conclusion of the workshop, two Supervisors were appointed by the Chairman as an ad-hoc committee to work with the County Executive Office and County departments to study and develop options for the Board to consider regarding cannabis businesses and cannabis activities. Additionally, in the interim, the Board gave direction to prepare clarifying amendments to the County's existing ordinances to ensure compliance with Proposition 64 as to personal use of cannabis and personal cultivation of six cannabis plants indoors. The Board also gave direction to clarify the County's existing prohibitions so as to maintain the current status quo and avoid the State issuing licenses for cannabis businesses and cannabis activities in the unincorporated areas of the County while the Board's ad-hoc committee studies the issue and develops options for the Board to consider, options such as continuing the prohibitions or developing a regulatory scheme.

Pursuant to the Board of Supervisors' direction, Ordinance No. 348.4862, clarifies the County's existing marijuana ban and prohibits all medical or adult-use cannabis businesses and cannabis activities in all zone classifications throughout the unincorporated area of the County and clarifies that no permit of any type shall be issued for cannabis businesses or cannabis activities until the County adopts a comprehensive regulatory framework for medical and adult-use cannabis. Ordinance No. 348.4862 also allows limited personal cannabis cultivation otherwise allowed by the Adult Use of Marijuana Act (Proposition 64) and the Medicinal and Adult-Use Cannabis Regulation and Safety Act (Senate Bill 94 (2017)). Finally, Ordinance No. 348.4862 continues to recognize a limited exemption from enforcement for violations of the ordinance for cannabis cultivation for medical use in certain zone classifications in conjunction with a one-family dwelling if such cannabis cultivation complies with the conditions and standards set forth in Ordinance No. 925.

Ordinance No. 348.4862 applies to all unincorporated areas of the County.

### BACKGROUND:

#### ***State Regulations:***

In 1996, California voters approved Proposition 215 (codified as California Health and Safety Code section 11362.5, and entitled "The Compassionate Use Act of 1996"), which decriminalized the otherwise unlawful possession and cultivation of marijuana for medical purposes for qualified patients and their primary caregivers.

In 2004, the Legislature enacted Senate Bill 420 (codified as California Health and Safety Code sections 11362.7 et seq., and referred to as the “Medical Marijuana Program”) to clarify the scope of Proposition 215, and to provide qualifying patients and primary caregivers who collectively or cooperatively cultivate marijuana for medical purposes with a limited defense to certain specified state criminal statutes. Assembly Bill 2650 (2010) and Assembly Bill 1300 (2011) amended the Medical Marijuana Program to expressly recognize the authority of counties and cities to “[a]dopt local ordinances that regulate the location, operation, or establishment of a medical marijuana cooperative or collective” and to civilly and criminally enforce such ordinances.

In 2015, the Legislature enacted the Medical Marijuana Regulation and Safety Act (“MMRSA”) (Assembly Bills 243 and 266, Senate Bill 643) which created a licensing and regulatory framework for medical marijuana in California and enabled local governments to implement additional standards to permit, regulate, or ban medical marijuana businesses and marijuana activities within their jurisdictions. The MMRSA contains a dual licensing structure that required applicants seeking medical marijuana business licenses to obtain both a state license and a local license. If the local government does not allow medical marijuana businesses and marijuana activities in its jurisdiction, the applicant cannot obtain a state license. In 2016, Senate Bill 837 changed MMRSA’s name to the Medical Cannabis Regulation and Safety Act (“MCRSA”).

On November 8, 2016, Californians approved Proposition 64, the Adult Use of Marijuana Act (“AUMA”), which legalized recreational use (adult-use) of marijuana for adults ages 21 and over. Under state law, adults may now use, possess, process, transport or give away 28.5 grams of marijuana or 8 grams of concentrated cannabis. The AUMA further allows adults to cultivate six plants inside a private residence or within a locked area on the grounds of the private residence. No more than six marijuana plants may be cultivated per private residence, no matter how many people live there.

While the AUMA allows local governments to “reasonably regulate” indoor cultivation, local governments cannot outright ban indoor cultivation of six marijuana plants in private residences or locked accessory structures. However, the AUMA recognizes local control to regulate or prohibit all outdoor cultivation and all commercial marijuana activities, including dispensaries, manufacturers, testing laboratories and delivery services, as well as any other marijuana businesses that may develop as a result of the new law.

Like the MCRSA, the AUMA created a statewide licensing system for commercial marijuana activities, and requires that the state begin issuing state licenses for marijuana businesses and marijuana activities before Jan. 1, 2018. Again, the AUMA preserves local control and provides that no state license can be issued for outdoor cultivation or other commercial marijuana activities if the local government prohibits such activities. However, unlike a license issued under the MMRSA, a local license is not required for a state license under the AUMA. Therefore, if a local government does not make it clear that marijuana activities are banned in its jurisdiction, no action could potentially result in its allowance of such activities without permission or approval from the local government. Alternatively, local governments may take action to regulate outdoor cultivation or other commercial marijuana activities to a greater level than the state regulations, if desired.

On June 27, 2017, the Governor signed Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”). The MAUCRSA unifies both the medical regulatory scheme and the adult-use scheme to achieve a single regulatory structure at the state level. The MAUCRSA shifts from the term “marijuana” to “cannabis.” The MAUCRSA continues to recognize local control and the state cannot approve licenses for cannabis businesses and cannabis activities if the license would not be in compliance with a local government’s ordinances or regulations. As with the AUMA, local governments must allow

cultivation of six plants inside a private residence or inside a fully enclosed and secure accessory structure to a private residence. However, the MAUCRSA continues to recognize the ability of local governments to prohibit all outdoor cultivation and any other cannabis businesses and activities. The MAUCRSA makes clear that nothing in the MAUCRSA is to be interpreted to supersede or limit the County's authority to adopt and enforce local ordinances to regulate cannabis businesses and cannabis activities licensed by the state, up to and including the County's right to ban the activity. Under the MAUCRSA, the County maintains authority over land use and zoning, business licensing, and regulations regarding secondhand smoke in the unincorporated areas of the County.

***Existing County Ordinances Regarding Marijuana/Cannabis:***

As set forth below, the County currently bans medical marijuana dispensaries, deliveries, and cultivation with a limited cultivation exception for small amounts of cultivation for medical purposes in specified circumstances:

1. On October 17, 2006, the Board adopted an amendment Ordinance No. 348 (348.4423), prohibiting medical marijuana dispensaries in all zone classifications.
2. On May 19, 2015, the Board adopted another amendment to Ordinance No. 348 (348.4802) clarifying that marijuana cultivation is prohibited in all zone classifications.
3. On June 2, 2015, the Board adopted Ordinance No. 925 declaring marijuana cultivation to be prohibited and a public nuisance. As directed by the Board, Ordinance No. 925 contains a limited exemption from enforcement for violations of the ordinance by primary caregivers and qualified patients for small amounts of marijuana cultivation for their own medical use in zone classifications identified in Section 3.4 of Ordinance No. 348 when the conditions and standards set forth in Section 12 of Ordinance No. 925 are met.
4. On December 15, 2015, the Board adopted Ordinance No. 928 clarifying the County's prohibition on mobile marijuana dispensaries and marijuana deliveries.

The above actions applied to "medical marijuana" since nonmedical marijuana/cannabis use was clearly illegal at the time of the adoption of those ordinances. Given the recent voter approval of Proposition 64, and now the passage of the MAUCRSA, it is necessary to clarify the County's existing prohibitions so as to maintain the current status quo and avoid the State issuing licenses for cannabis businesses and cannabis activities in the unincorporated areas of the County while the Board's ad-hoc committee studies the issue and develops options for the Board to consider, options such as continuing the prohibitions or developing a regulatory scheme. As indicated in proposed Ordinance No. 348.4862, the prohibitions in the ordinance are only intended to be in place until such time as the County adopts a comprehensive regulatory framework for medical and adult-use cannabis.

A draft of proposed Ordinance No. 925.1, an Ordinance of the County of Riverside amending Ordinance No. 925 Prohibiting Marijuana Cultivation and Declaring Marijuana Cultivation to be a Nuisance, is attached to this staff report for informational purposes only. Ordinance No. 925 is the County's nuisance ordinance regarding marijuana cultivation. The proposed amendments in Ordinance No. 925.1 are to exempt the cultivation of six plants inside a private residence or within a locked area on the grounds of the private residence by adults 21 years of age or older, as allowed under Proposition 64 and the MAUCRSA. Consistent with Government Code sections 65850 and 65853 through 65855, the Planning Commission will only be making a recommendation to the Board of Supervisors on Ordinance No.



348.4862. The Planning Commission will not be taking action on Ordinance No. 925.1 which will be brought to the Board of Supervisors for action at a publicly noticed meeting at a later date.

**RECOMMENDATIONS:**

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

**FIND** that the proposed amendment is exempt from CEQA pursuant to State CEQA Guidelines Sections 15061 (b)(3) and 15308 based upon the findings set forth herein and the conclusion that the project will not have a significant effect on the environment; and

**ADOPT** Ordinance No. 348.4862 based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:**

1. The proposed amendment applies to all unincorporated areas of Riverside County.
2. The proposed amendment does not alter or change any of the permitted land uses in the County. No new land uses are being authorized or permitted by the proposed amendment.
3. The proposed amendment does not authorize the County to issue any types of land use permits or entitlements for cannabis businesses or cannabis activities.
4. The proposed ordinance amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Ordinance No. 348 is a prohibitive zoning ordinance. If a use is not listed in the ordinance, it is prohibited. Cannabis businesses and cannabis activities have never been listed as a use under Ordinance No. 348. The proposed amendment further clarifies that cannabis businesses and cannabis activities are not a permitted use under Ordinance No. 348. No new land disturbance or development projects are associated with this ordinance amendment and it does not commit the County to approve any new land disturbance or development. In addition, the proposed amendment is also exempt from CEQA under CEQA Guidelines section 15308- Actions taken by Regulatory Agencies for the Protection of the Environment. The proposed amendment is being done to make clear that cannabis businesses and cannabis activities are prohibited. Ordinance Nos. 725 and 925 set forth the enforcement structure for violations of Ordinance No. 348 with regarding to cannabis businesses and cannabis activities.

**CONCLUSIONS:**

1. This proposed ordinance amendment is in conformance with all elements of the Riverside County General Plan. As stated above, Ordinance No. 348.4862 does not alter or change any of the permitted land uses in the County. No new land uses are being authorized or permitted by the proposed amendment.
2. This proposed ordinance amendment is consistent with Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through this proposed ordinance amendment.
4. This proposed project will not have a significant negative effect on the environment.

**INFORMATIONAL ITEMS:**

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



1 the renting or leasing of any property for any medical or adult-use cannabis  
2 businesses or cannabis activities is prohibited in all zone classifications.

3 C. Personal Cannabis Cultivation

4 1. The prohibition in this section shall not prohibit a person 21 years of age or  
5 older from engaging in the indoor cannabis cultivation of six or fewer living  
6 cannabis plants within a single private residence or inside a detached  
7 accessory structure located upon the grounds of a private residence that is  
8 fully enclosed and secured, to the extent such cultivation is authorized by  
9 Health and Safety Code sections 11362.1 and 11362.2. In no event shall  
10 more than six living cannabis plants be allowed per private residence under  
11 this subsection. For the purposes of this subsection, private residence  
12 means a one family dwelling, an apartment unit, a mobile home or other  
13 similar dwelling.

14 2. There shall be a limited exemption from enforcement for violations of this  
15 section for cannabis cultivation in the following zone classifications in  
16 conjunction with a one family dwelling if such cannabis cultivation is for  
17 medical purposes and complies with the conditions and standards set forth  
18 in Ordinance No. 925: Light Agriculture (A-1), Heavy Agriculture (A-2),  
19 Light Agriculture with Poultry (A-P), Citrus Vineyard (C/V), Natural  
20 Assets (N-A), One-Family Dwellings (R-1), One-Family Dwellings  
21 Mountain Resort (R-1A), Multiple-Family Dwellings (R-2), Limited  
22 Multiple-Family Dwellings (R-2A), General Residential (R-3), Village  
23 Tourist Residential (R-3A), Planned Residential (R-4), Residential  
24 Incentive (R-6), Residential Agricultural (R-A), Regulated Development  
25 (R-D), Rural Residential (R-R), Mobile Home Subdivisions and Mobile  
26 Home Parks (R-T), Mobile Home Subdivision Rural (R-T-R), Controlled  
27 Development Areas (W-2), Controlled Development Area with Mobile  
28 Homes (W-2-M), Wine Country – Winery (WC-W), Wine Country –

1 Winery Existing (WC-WE), Wine Country – Equestrian (WC-E), Wine  
2 Country – Residential (WC-R), and Specific Plan (SP) when the particular  
3 Specific Plan uses any of the other zone classifications identified in this  
4 subsection.”

5 Section 2. A new Section 21.19c. is added to Ordinance No. 348 to read as follows:

6 “SECTION 21.19c. CANNABIS. All parts of the plant *Cannabis sativa Linnaeus*,  
7 *Cannabis indica*, or *Cannabis ruderalis*, or any other strain or varietal of the genus  
8 *Cannabis* that may exist or hereafter be discovered or developed that has psychoactive or  
9 medicinal properties, whether growing or already harvested, including the seeds thereof.  
10 “Cannabis” also means cannabis as defined by Business and Professions Code section  
11 26001 and Health and Safety Code section 11018. “Cannabis” does not mean “industrial  
12 hemp” as defined by Food and Agricultural Code section 81100 or Health and Safety Code  
13 section 11018.5. For the purpose of this ordinance, cannabis is not a crop.”

14 Section 3. A new Section 21.19d. is added to Ordinance No. 348 to read as follows:

15 “SECTION 21.19d. CANNABIS, ADULT-USE. Cannabis and any cannabis product  
16 intended to be sold for use by adults 21 years or older pursuant to the Medicinal and Adult-  
17 Use Cannabis Regulation and Safety Act (Senate Bill 94 (2017)).”

18 Section 4. A new Section 21.19e. is added to Ordinance No. 348 to read as follows:

19 “SECTION 21.19e. CANNABIS ACTIVITY. The cultivation, possession,  
20 manufacturing, processing, storing, testing, labeling, distribution, selling, giving away, or  
21 providing medical or adult-use cannabis and cannabis products, whether or not for profit.”

22 Section 5. A new Section 21.19f. is added to Ordinance No. 348 to read as follows:

23 “SECTION 21.19f. CANNABIS BUSINESS. The cultivation, possession,  
24 manufacturing, processing, storing, testing, labeling, distribution, selling, giving away, or  
25 providing medical or adult-use cannabis and cannabis products for commercial purposes.”

26 Section 6. A new Section 21.19g. is added to Ordinance No. 348 to read as follows:

27 “SECTION 21.19g. CANNABIS CULTIVATION. Any activity involving the planting,  
28 growing harvesting, drying, curing, grading or trimming of cannabis.”

1        Section 7.     A new Section 21.19h. is added to Ordinance No. 348 to read as follows:

2                “SECTION 21.19h.   CANNABIS   DISTRIBUTION.   The procurement, sale, and  
3                transport of cannabis and cannabis products between cannabis licensees.”

4        Section 8.     A new Section 21.19i. is added to Ordinance No. 348 to read as follows:

5                “SECTION 21.19i.   CANNABIS   MANUFACTURING.   The compounding, blending,  
6                extracting, infusing, or otherwise making or preparing a cannabis product.”

7        Section 9.     A new Section 21.19j. is added to Ordinance No. 348 to read as follows:

8                “SECTION 21.19j.   CANNABIS   PRODUCTS.   Cannabis that has undergone a process  
9                whereby the plant material has been transformed into a concentrate, including, but not  
10               limited to, concentrated cannabis, or an edible or topical product containing cannabis or  
11               concentrated cannabis and other ingredients.”

12       Section 10.    A new Section 21.19k. is added to Ordinance No. 348 to read as follows:

13               “SECTION 21.19k.   CANNABIS   TESTING.   A laboratory, facility, or entity that offers  
14               or performs tests of cannabis or cannabis products.”

15       Section 11.    A new Section 21.51k. is added to Ordinance No. 348 to read as follows:

16               “SECTION 21.51k.   MARIJUANA.   Cannabis.”

17       Section 12.    A new Section 21.51l. is added to Ordinance No. 348 to read as follows:

18               “SECTION 21.51l.   MEDICAL   CANNABIS.   Cannabis and any cannabis product  
19               intended to be used by medical cannabis patients pursuant to the Compassionate Use Act  
20               of 1996 (Proposition 215), pursuant to Health and Safety Code section 11362.5. Medical  
21               cannabis does not include “industrial hemp” as defined by Food and Agricultural Code  
22               section 81100 or Health and Safety Code section 11018.5.”

23       Section 13.    A new Section 21.51m. is added to Ordinance No. 348 to read as follows:

24               “SECTION 21.51m.   MEDICAL   MARIJUANA.   Medical cannabis.”

25       Section 14.    A new Section 21.58a. is added to Ordinance No. 348 to read as follows:

26               “SECTION 21.58a.   PERSONAL   CANNABIS   CULTIVATION.   The planting, growing,  
27               harvesting, drying, curing, grading, or trimming of cannabis, done or performed by a  
28               person for personal, non-commercial purposes pursuant to Health and Safety Code sections

1 11362.1 and 11362.2 under the Medicinal and Adult-Use Cannabis Regulation and Safety  
2 Act (Senate Bill 94 (2017)).”

3 Section 15. SEVERABILITY. If any provision, clause, sentence or paragraph of this ordinance  
4 or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not  
5 affect the other provisions of this ordinance which can be given effect without the invalid provision or  
6 application, and to this end, the provisions of this ordinance are hereby declared to be severable.

7 Section 16. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its  
8 adoption.

9 BOARD OF SUPERVISORS OF THE COUNTY  
10 OF RIVERSIDE, STATE OF CALIFORNIA

11 By: \_\_\_\_\_  
12 Chairman, Board of Supervisors

13  
14 ATTEST:  
15 CLERK OF THE BOARD

16  
17 By: \_\_\_\_\_  
18 Deputy

19 (SEAL)

20  
21 APPROVED AS TO FORM  
22 July \_\_, 2017

23  
24 By: \_\_\_\_\_  
25 TIFFANY N. NORTH  
26 Chief Deputy County Counsel

27 G:\Property\TNorth\RCO No 348\RCO No 348 re MCAURSA Final.doc

# NOTICE OF PUBLIC HEARING

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

**ORDINANCE NO. 348.4862** – Exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) and Section 15308 – **REQUEST:** Pursuant to the Board of Supervisors' direction of March 21, 2017 (Board of Supervisors Agenda Item 18-1), Ordinance No. 348.4862, clarifies the County's existing marijuana ban and prohibits any medical or adult-use cannabis businesses or cannabis activities in all zones until the County adopts a comprehensive regulatory framework for medical and adult-use cannabis. Ordinance No. 348.4862 also allows limited personal cannabis cultivation otherwise allowed by the Adult Use of Marijuana Act (Proposition 64) and the Medicinal and Adult-Use Cannabis Regulation and Safety Act (Senate Bill 94 (2017)). Ordinance No. 348.4862 continues to recognize a limited exemption from enforcement for violations of the ordinance for cannabis cultivation in certain zone classifications in conjunction with a one-family dwelling if such cannabis cultivation complies with the conditions and standards set forth in Ordinance No. 925. A draft of proposed Ordinance No. 925.1, an Ordinance of the County of Riverside amending Ordinance No. 925 Prohibiting Marijuana Cultivation and Declaring Marijuana Cultivation to be a Nuisance, shall be provided to the Planning Commission for informational purposes only. Consistent with Government Code sections 65850 and 65853 through 65855, the Planning Commission will only be making a recommendation to the Board of Supervisors on Ordinance No. 348.4862. The Planning Commission will not be taking action on Ordinance No. 925.1 which will be brought to the Board of Supervisors for action at a publicly noticed meeting at a later date.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter  
DATE OF HEARING: **AGUST 2, 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 Charissa Leach, Assistant TLMA Director – Community Development at (951) 955-6097 or e-mail at [cleach@rivco.org](mailto:cleach@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>. The case file for Ordinance No. 348.4862 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. 9<sup>th</sup> Floor, Riverside, CA 92501.

The Riverside County Planning Department has determined that the above-described Ordinance No. 348.4862 is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed ordinance at the public hearing.

Any person wishing to comment on proposed Ordinance No. 348.4862 may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a recommendation on proposed Ordinance No. 348.4862.

If Ordinance No. 348.4862 is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may make recommendations, in whole or in part, to amend the proposed ordinance.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Charissa Leach, Assistant TLMA Director – Community Development  
P.O. Box 1409, Riverside, CA 92502-1409