



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 AM

NOVEMBER 1, 2017

**Planning
Commissioners
2017**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake
Chairman

3rd District
Ruthanne Taylor-
Berger
Vice-Chairman

4th District
Bill Sanchez

5th 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. 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 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30926 – Applicant: United Engineering Group c/o Beau Cooper – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Ellis Avenue, southerly of San Jacinto Avenue, easterly of Dawson Road, westerly of Pico Avenue – 119.7 Acres – Zoning: One-Family Dwellings (R-1) – Planned Residential (R-4) – Approved Project Description: Schedule "A" Subdivision of 119.7 acres in three (3) phases totaling 286 residential lots with a minimum lot size of 5,000 sq. ft. and an average lot size of 5,499 square feet. The project will also feature eight 20,000 square foot lots and thirty-six (6) 7,200 sq. ft. lots to buffer neighboring properties. 22.8 acres located northerly of Santa Rosa Road will be dedicated to the RCA. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 30926, extending the expiration date to December, 4, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.

1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372 – Applicant: Richland Communities, Inc. c/o Craig Cristina – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac), Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Open Space: Recreation (OS-R) – Location: Northerly of Nuevo Road and southerly of Ramona Expressway – 305.80 Acres – Zoning: Specific Plan No. 239, Stoneridge, Planning Area No. 4,5,13,16,22, and 26 (S-P) – Approved Project Description: The land division hereby permitted is Schedule "A" Subdivision of 305.80 gross acres into 803 single family residential lots. The project is being proposed within Planning Areas 4,5,13,16,22 and 26 of the Specific Plan as modified by Specific Plan Substantial Conformance Number 1. The project proposes two (2) potential school sites within the Val-Verde Unified School District, one (1) 17.8- acre community sports park, and one (1) 21.2 acre open space parcel both maintained by CSA146A, and eight (8) open-space trails/landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32372, extending the expiration date to December 13, 2020. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@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.

3.1 GENERAL PLAN AMENDMENT NO. 1171, CONDITIONAL USE PERMIT NO. 3741 – Intent to Adopt a Mitigated Negative Declaration – EA42874 – Applicant: CR&R, David Fahrion – Representative: Trip Hord – Fifth Supervisorial District– Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan – Open Space: Conservation (OS-C) – Location: Southeasterly of Bridge Street, southwesterly of Gilman Springs Road, and

northerly of Ramona Expressway – Zoning: Heavy Agriculture, 10-acre minimum (A-2-10) – **REQUEST:** The General Plan Amendment proposes to amend the project site’s General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two (2) parcels, totaling 202 gross acres. The Conditional Use Permit proposes to permit an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will process up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres. Continued from October 18, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

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

4.1 **GENERAL PLAN AMENDMENT NO. 1203, CHANGE OF ZONE NO. 7913, TENTATIVE TRACT MAP NO. 37153, PLOT PLAN NO. 26209 – Intent to Adopt a Mitigated Negative Declaration – EA42924 – Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business Park (CD-BP) – Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road – Zoning: Commercial Office (C-O) – **REQUEST:** The **General Plan Amendment** proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD-BP) (0.25 – 0.60 Floor Area Ratio) to Community Development: Medium High Density Residential (CD-MHDR) (5-8 dwelling units per acre). The **Change Of Zone** proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule “A” Subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 83 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) are designated for open space. The **Plot Plan** proposes a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 sq. ft. of landscaping, and recreation areas on the entire 14.81 acre site. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.**

4.2 **CHANGE OF ZONE NO. 7857 AND TENTATIVE TRACT MAP NO. 36813 – Intent to Adopt a Mitigated Negative Declaration – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Boulevard, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The **Change of Zone** proposes to change the site’s Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), the **Tentative Tract Map** is a Schedule “B” Subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin, and **Exception** to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12 and 15 to exceed four (4) times the width. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: November 1, 2017

PROPOSED PROJECT

Case Number(s): TR30926 EOT1

Applicant(s): United Engineering

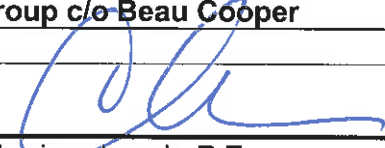
Area Plan: Lakeview/Nuevo

Group c/o Beau Cooper

Zoning Area/District: Nuevo Area

Supervisory District: Fifth District

Project Planner: Ash Syed


Charissa Leach, P.E.
Assistant TLMA Director

Continued From: N/A

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map: Schedule "A" subdivision of 119.7 acres in three phases totaling 286 residential lots with a minimum lot size of 5,000 square feet and an average lot size of 5,499 square feet. The project will also feature eight 20,000 square foot lots and thirty-six 7,200 square foot lots to buffer neighboring properties. 22.8 acres located northerly of Santa Rosa Road will be dedicated to the RCA.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30926**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 4, 2020, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 30926 was originally approved at Planning Commission on October 17, 2007. It proceeded to the Board of Supervisors along with Change of Zone No. 6874 where both applications were approved on December 4, 2017.

The First Extension of Time was received September 20, 2017, ahead of the expiration date, December 4, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on October 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 October 10, 2017 indicating the acceptance of the seven (7) recommended conditions.

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

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

State Bills

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

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

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

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand

for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 4, 2020. If a final map has not been recorded prior this date, a next extension of time request must be filed 180 days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

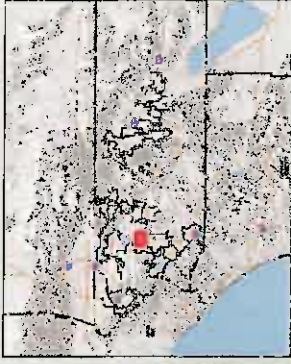
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings



1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for TR30926

Vicinity Map



Legend

-  City Boundaries
-  Cities



0 3,259

6,517 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... 9/26/2017 11:21:09 AM

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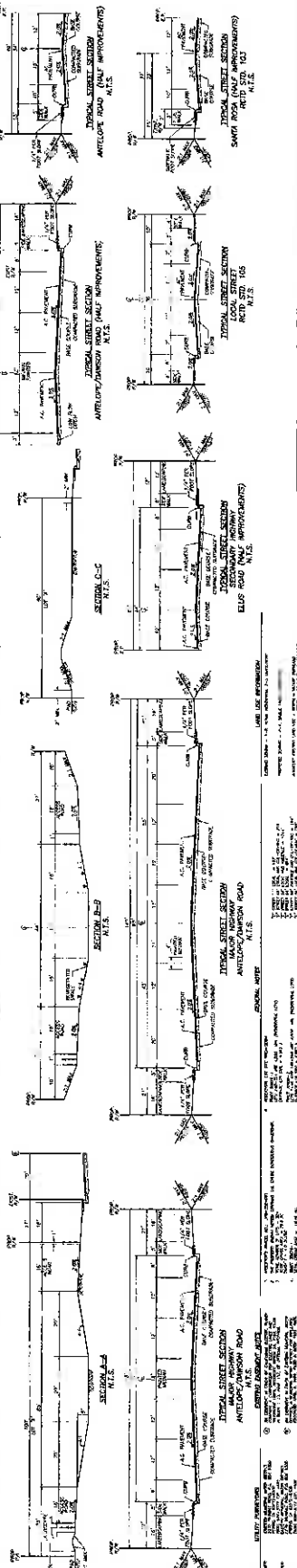
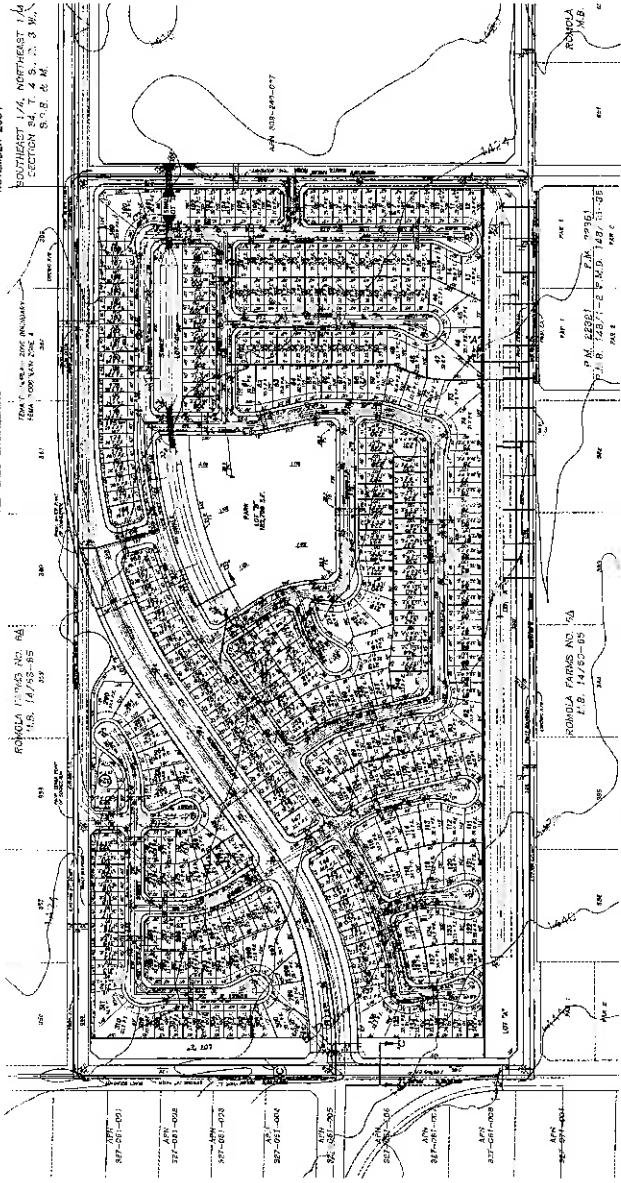
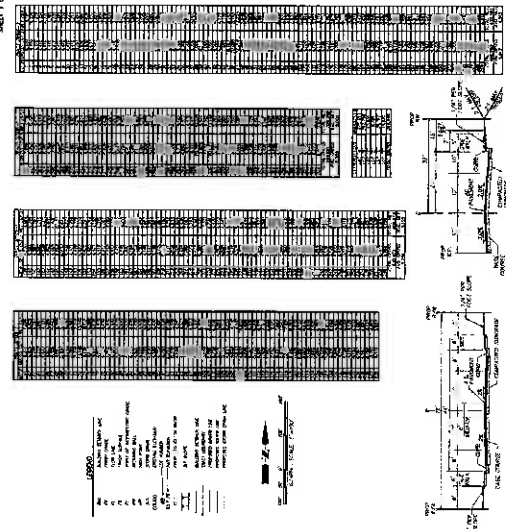
Notes

TENTATIVE MAP - TRACT NO. 30926

IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY
 A SUBDIVISION OF LOT 1 AND 2 OF TRACT NO. 30926, BEING A PORTION OF RANCHO FARM NO. 14, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP
 RECORDED UNDER A. 112252 AT 10:58 A.M., NOVEMBER 25, 1993, IN THE PUBLIC OFFICE OF THE COUNTY CLERK OF SAID COUNTY.

NOVEMBER 2004
 AEI-CASC ENGINEERS

SUBTRACT 1/4, INSTRUMENT 1/A
 SECTION 84, T. 4 S., R. 3 W.,
 S. 8, B. 4, M.



GENERAL NOTES

1. THE SUBDIVISION IS SHOWN AS A TENTATIVE MAP.
2. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY OF RIVERSIDE AND THE STATE OF CALIFORNIA.
3. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.
4. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
5. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS AND REQUIREMENTS.
6. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.
7. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.
8. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.
9. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.
10. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.

PROPOSED IMPROVEMENTS

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	ASPHALT DRIVEWAY	100	10.00	1000.00
2	CONCRETE DRIVEWAY	50	20.00	1000.00
3	GRAVEL DRIVEWAY	200	5.00	1000.00
4	PAVEMENT	1000	1.00	1000.00
5	CONCRETE	500	2.00	1000.00
6	GRAVEL	1000	1.00	1000.00
7	LANDSCAPING	100	10.00	1000.00
8	UTILITIES	100	10.00	1000.00
9	WATER	100	10.00	1000.00
10	SEWER	100	10.00	1000.00
11	ELECTRIC	100	10.00	1000.00
12	TELEPHONE	100	10.00	1000.00
13	CABLE TV	100	10.00	1000.00
14	POST BOX	1	1000.00	1000.00
15	POST OFFICE	1	1000.00	1000.00
16	POST OFFICE	1	1000.00	1000.00
17	POST OFFICE	1	1000.00	1000.00
18	POST OFFICE	1	1000.00	1000.00
19	POST OFFICE	1	1000.00	1000.00
20	POST OFFICE	1	1000.00	1000.00



NO.	DATE	DESCRIPTION
1	11/15/04	ISSUED FOR PERMITTING
2	11/15/04	ISSUED FOR PERMITTING
3	11/15/04	ISSUED FOR PERMITTING
4	11/15/04	ISSUED FOR PERMITTING
5	11/15/04	ISSUED FOR PERMITTING
6	11/15/04	ISSUED FOR PERMITTING
7	11/15/04	ISSUED FOR PERMITTING
8	11/15/04	ISSUED FOR PERMITTING
9	11/15/04	ISSUED FOR PERMITTING
10	11/15/04	ISSUED FOR PERMITTING

Extension of Time Environmental Determination

Project Case Number: TR30926

Original E.A. Number: EA39259

Extension of Time No.: First

Original Approval Date: October 17, 2007

Project Location: North of Ellis Avenue, South of San Jacinto Avenue, East of Dawson Road, West of Pico Avenue.

Project Description: Schedule "A" subdivision of 119.7 acres in three phases totaling 286 residential lots with a minimum lot size of 5,000 square feet and an average lot size of 5,499 square feet. The project will also feature 8- 20,000 square foot lots and 36- 7,200 square foot lots to buffer neighboring properties. 22.8 acres located northerly of Santa Rosa Road will be dedicated to the RCA.

On October 17, 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: October 12, 2017
Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Beau Cooper <bcooper@unitedeng.com>
Sent: Tuesday, October 10, 2017 8:40 AM
To: Syed, Ashiq
Cc: ben@ronmcrae.com
Subject: RE: Recommended Conditions of Approval for 1st EOT of TR30926

Good morning Ashiq,

Both UEG and the property owner (Antelope & Ellis 120 Inv, LLC) have reviewed the additional conditions of approval and have no objections. Please proceed with the processing of the project's time extension and let us know when the project is schedule for Planning Commission.

Thanks again for your help.

Beau D. Cooper

909.466.9240 x203 | 909.292.6677 cell

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Tuesday, September 26, 2017 1:51 PM
To: Beau Cooper <bcooper@unitedeng.com>
Cc: ben@ronmcrae.com
Subject: Recommended Conditions of Approval for 1st EOT of TR30926

Mr. Cooper,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR30926. Attached are the recommended Conditions of Approval (COA).

Attn: Beau Cooper
8885 Haven Avenue, Suite 195
Rancho Cucamonga, CA 91730

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30926.

The County Planning Department 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:

50. E HEALTH. 6
50. TRANS. 48
60. BS GRADE. 14
60. TRANS. 1
80. TRANS. 4

90. BS GRADE. 3
90. TRANS. 13

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 Planning Commission 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
Environmental Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

Confidentiality Disclaimer

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[County of Riverside California](#)

TRACT MAP Tract #: TR30926

Parcel: 309-380-001

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. #6

EOT1 - 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. 48

EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

TRACT MAP Tract #: TR30926

Parcel: 309-380-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 48 EOT1 - 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 EOT1 - 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 #: TR30926

Parcel: 309-380-001

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

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. 4

EOT1 -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 #: TR30926

Parcel: 309-380-001

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - 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. 13 EOT1 - 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

09/26/17
13:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30926

Parcel: 309-380-001

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13

EOT1 - 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)




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

Agenda Item No.:

1.2

Planning Commission Hearing: November 1, 2017

PROPOSED PROJECT

Case Number(s):	TR32372 EOT 2	Applicant(s):	Richland Communities Inc. c/o Craig Cristina
Area Plan:	Lakeview/Nuevo	Representative(s):	Van Dell & Associates Inc.
Zoning Area/District:	Nuevo Area	Project Planner:	Ash Syed
Supervisory District:	Fifth District	Continued From:	N/A
		 Charissa Leach, P.E. Assistant TLMA Director	

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map. The land division hereby permitted is Schedule A subdivision of 305.80 gross acres into 803 single family residential lots. The project is being proposed within Planning Areas 4,5,13,16,22 and 26 of the Specific Plan as modified by Specific Plan Substantial Conformance Number 1. The project proposes two potential school sites within the Val-Verde Unified School District, one 17.8- acre community sports park, and one 21.2 acre open space parcel both maintained by CSA146A, and 8 open-space trails/ landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32372**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 13, 2020, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

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

The First Extension of Time for Tentative Tract Map No. 32372 was approved at Planning Commission on January 18, 2017.

The Second Extension of Time was received September 6, 2017, ahead of the expiration date, December 13, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on October 18, 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 October 18, 2017 indicating the acceptance of the seven (7) recommended conditions.

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

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

State Bills

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

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

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

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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 13, 2020. If a final map has not been recorded prior this date, the next extension of time request must be filed 30-days prior to map expiration.

The next extension of time will be for 2-years and will extend the recordation period to the end of the 6-year extension-of-time life-span.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

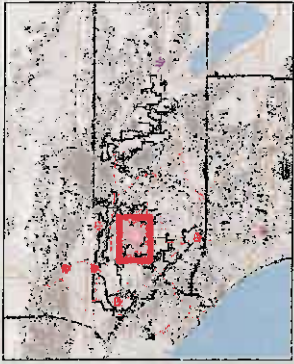
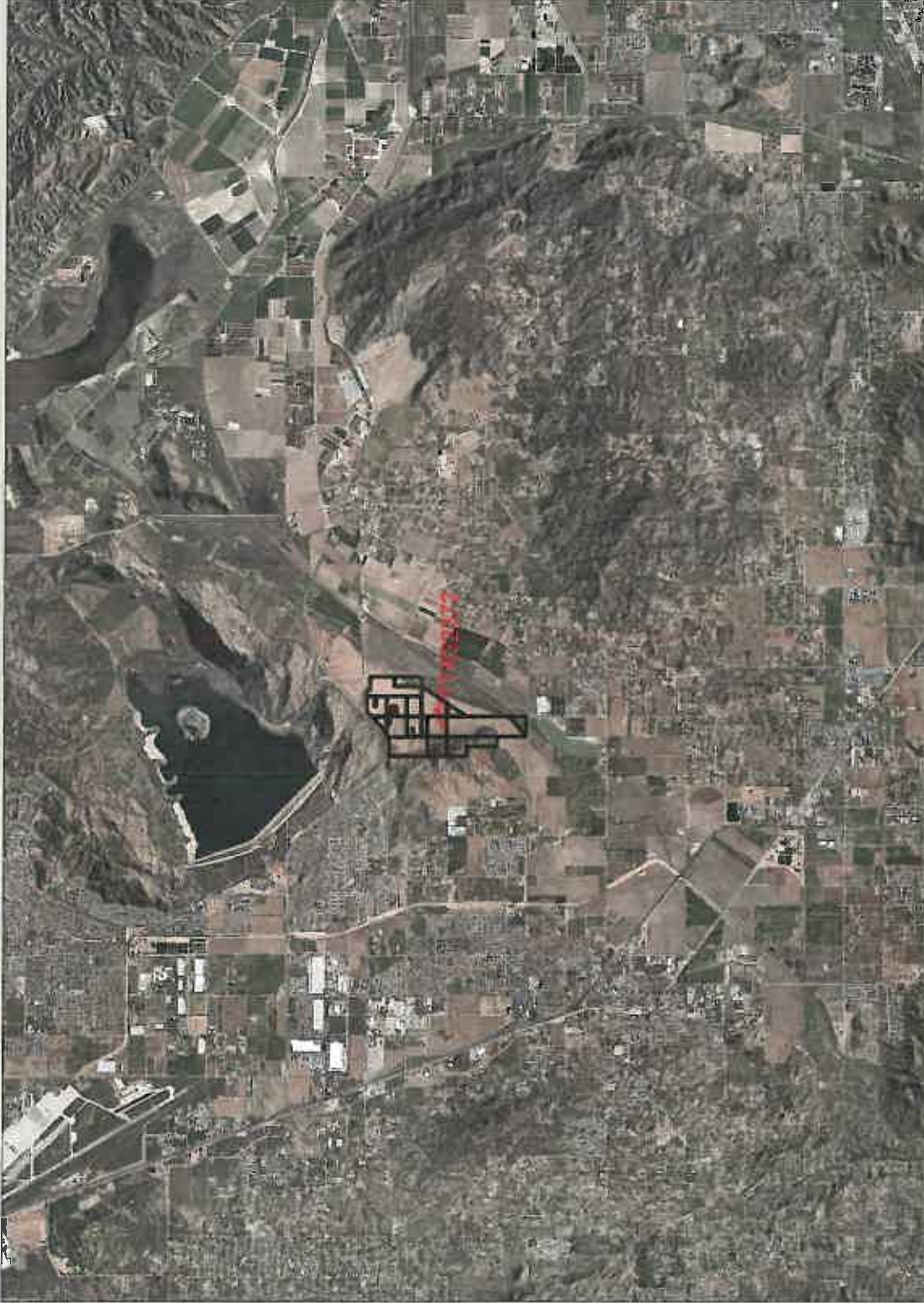
FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

2nd EOT for TR32372 Vicinity Map



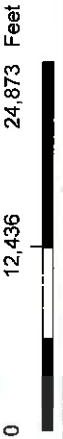
Legend

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: TR32372
 Original E.A. Number: EA39713
 Extension of Time No.: Second
 Original Approval Date: December 13, 2006
 Project Location: North of Nuevo Road, South of Ramona Expressway

Project Description: The land division hereby permitted is Schedule A subdivision of 305.80 gross acres into 803 single family residential lots. The project is being proposed within Planning Areas 4,5,13,16,22 and 26 of the Specific Plan as modified by Specific Plan Substantial Conformance Number 1. The project proposes two potential school sites within the Val-Verde Unified School District, one 17.8- acre community sports park, and one 21.2 acre open space parcel both maintained by CSA146A, and 8 open-space trails/ landscape parcels totaling 18.3 acres to be maintained by the Home Owners Association.

On December 13, 2006, 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: October 19, 2017
 Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Brian Hardy <bhardy@richlandcommunities.com>
Sent: Wednesday, October 18, 2017 10:13 AM
To: Craig Cristina; Syed, Ashiq
Subject: RE: Recommended Conditions of Approval for 1st EOT of TR32372

Thank you Ash – the conditions look to be acceptable. You can correspond with me on anything moving forward on this project.

Have a great day!

Thank you!

Brian Hardy
949.698.2191
bhardy@Richlandcommunities.com

From: Craig Cristina
Sent: Monday, October 16, 2017 2:56 PM
To: Brian Hardy <bhardy@richlandcommunities.com>
Cc: asyed@rivco.org
Subject: FW: Recommended Conditions of Approval for 1st EOT of TR32372

Brian,

Please see attached additional COAs for the Stoneridge EOT. County will need confirmation.

Thanks,

Craig Cristina
Senior Vice President – Land Entitlement

Richland Communities
3161 Michelson Drive, Suite 425 - Irvine, CA 92612
Direct: 949.383.4124
Office: 949.261.7010
Mobile: 949.439.0525
CCristina@RichlandCommunities.com

From: Syed, Ashiq [<mailto:ASyed@rivco.org>]
Sent: Thursday, October 12, 2017 3:52 PM
To: Craig Cristina <ccristina@richlandcommunities.com>
Subject: FW: Recommended Conditions of Approval for 1st EOT of TR32372

Kind Reminder...



Ash Syed

Environmental Planner

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Email: asyed@rivco.org

Phone: 951-955-6035

From: Syed, Ashiq

Sent: Tuesday, September 12, 2017 2:47 PM

To: 'ccristina@richlandcommunities.com' <ccristina@richlandcommunities.com>

Subject: Recommended Conditions of Approval for 1st EOT of TR32372

Mr. Cristina,

I am Ash Syed. I have been assigned to process your Extension of Time (EOT) request for TR32372. Attached are the recommended Conditions of Approval (COA).

Attn: Craig Cristina

3161 Michelson Drive, Suite 425

Irvine, CA 92612

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32372

The County Planning Department 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:

- 50. E HEALTH. 10
- 50. TRANS. 37
- 60. BS GRADE. 15
- 60. TRANS. 1
- 80. TRANS. 2
- 90. BS GRADE. 10
- 90. TRANS. 9

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 Planning Commission 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.



PLANNING DEPARTMENT

Ash Syed
Environmental Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)

TRACT MAP Tract #: TR32372

Parcel: 307-080-005

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH: 10. EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 37 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

TRACT MAP Tract #: TR32372

Parcel: 307-080-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 37 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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14:07

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32372

Parcel: 307-080-005

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 EOT2 - FINAL WQMP FOR GRADING RECOMMND

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

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 EOT2 -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)

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR32372

Parcel: 307-080-005

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 10

EOT2 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 9

EOT2 - WQMP COMP AND BNS REG

RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32372

Parcel: 307-080-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT2 - WQMP COMP AND BNS REG (cont.)

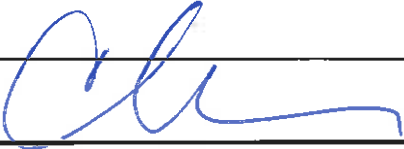
RECOMMND

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

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

Agenda Item No.:
Area Plan: San Jacinto Valley
Zoning District: Hemet-San Jacinto
Supervisorial District: Fifth District
Project Planner: Russell Brady
Planning Commission: November 1, 2017
Continued From: October 18, 2017

General Plan Amendment No. 1171
Conditional Use Permit No. 3741
Environmental Assessment No. 42874
Applicant: CR & R, David Fahrion
Engineer/Representative: Trip Hord



Charissa Leach, P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1171 proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two parcels, totaling 202 gross acres.

Conditional Use Permit No. 3741 proposes to permit an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will process up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres. All green and food waste material collected will first be processed at the operator's in-vessel Anaerobic Digestion (AD) facility located in Perris, CA. The digestate (composted) soil amendment that is produced at the Perris facility will be shipped to the subject site for drying and blending for shipment to a final market.

The site will not be open to the public, and will only be used for organic material handled and contracted by the operator. Material delivered to the site from the AD facility will be on site an average of approximately 30 to 60 days. Transfer truck traffic is expected to range from 20 to 30 vehicle trips per day at maximum capacity. The transfer trucks will access the site via either Ramona Expressway or Gilman Springs Road. The expanded facility will utilize most of the 202 acres for green waste windrows, drainage and water quality, as well as vehicular circulation.

The windrows will be up to eight (8) feet tall with a base width of 16 feet. They will be spaced up to 75 feet apart. The proposed facility will operate Monday through Saturday between the hours of 7AM to 6PM. At full capacity there will be 7-10 employees involved with the operations at any given time. No permanent buildings are proposed by the project. Vehicles associated with the day to day operations include: three (3) Front End Loaders; two (2) Skip Loaders; two (2) Compost Turners; and one (1) Trommel Screener. Landscape screening is proposed along Bridge Street in the form of 24-inch box trees spaced approximately a minimum of 30 feet apart with low to medium size shrubs and groundcover spaced in between.

The project site is located southeasterly of Bridge Street, southwesterly of Gilman Springs Road, and northerly of Ramona Expressway.

Background:

Agriculture Preserve Consistency

The project site is located within the San Jacinto Agricultural Preserve No. 13. Pursuant to Riverside County Ordinance No. 509, only certain uses are allowed within Agricultural Preserves throughout the County. A compost use or any uses similar to compost use are not specifically listed as a compatible use within Agricultural Preserves. However, Ordinance No. 509 allows the Board of Supervisors to determine a non-listed use to be compatible within a particular agricultural preserve after a noticed public hearing. Findings related to this determination are included in this staff report to allow the proposed use. While these findings are included in this staff report for the Planning Commission, pursuant to Ordinance No. 509, the Board of Supervisors will make the determination as to the compatibility of the use, and this determination will be part of the project considered by the Board.

Floodplain and Regional Water Quality Control Board

An early concern of this project was its location within the San Jacinto River floodplain and what impacts could result from flooding of the site, in particular what impacts could occur from the compost material being carried offsite and downstream to sources of drinking water. The applicant has been in discussions with the Santa Ana Regional Water Quality Control Board, which will require certain design and operation measures to be met and will be subject to an individual Report of Waste Discharge (WDR) and General Industrial Permit for monitoring purposes. The material itself will also be subject to Federal Environmental Protection Agency (EPA), State Integrated Waste Management Plan, and Riverside County Local Enforcement Agency (LEA) standards. The LEA will perform reporting and inspection which are intended to render the compost material free of pathogens. The impacts of the project are addressed in more detail in the Environmental Assessment/Mitigated Negative Declaration prepared for the project which determined that potential impacts would be less than significant with the mitigation incorporated.

General Plan Amendment Initiation Proceedings (“GPIP”)

The Riverside County Board of Supervisors adopted an order initiating proceedings for General Plan Amendment No. 1171 on February 7, 2017. The GPIP report package is included with this report. GPA No. 1171 is now being taken forward for consideration.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #6): | Open Space: Conservation (OS:C) |
| 1. Proposed General Plan Land Use (Ex. #6): | Agriculture (AG) |
| 2. Surrounding General Plan Land Use (Ex. #6): | Open Space: Conservation (OS:C) to the north, east and west, Open Space: Water (OS:W) to the south, and Agriculture (AG) to the west |
| 3. Existing Zoning (Ex. #2): | Heavy Agriculture 10 acre minimum (A-2-10) |
| 4. Surrounding Zoning (Ex. #2): | Heavy Agriculture 10 acre minimum (A-2-10) to the north, east, south, and west, Watercourse, Watershed and Conservation Areas (W-1) to the south, Light Agriculture 10 acre minimum (A-1-10) to the west |
| 5. Existing Land Use (Ex. #1): | Agriculture Use |
| 6. Surrounding Land Use (Ex. #1): | Agriculture |
| 7. Project Data: | Total Acreage: 202.08 |

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

CONTINUANCE to December 6, 2017.

INFORMATIONAL ITEMS:

1. The project site is not located within:
 - a. A City sphere of influence;
 - b. A Recreation and Parks District;
 - c. A dam inundation area;
 - d. A fault zone;
 - e. A high fire area;
 - f. An airport influence area; or
 - g. The limits of a County Service Area.

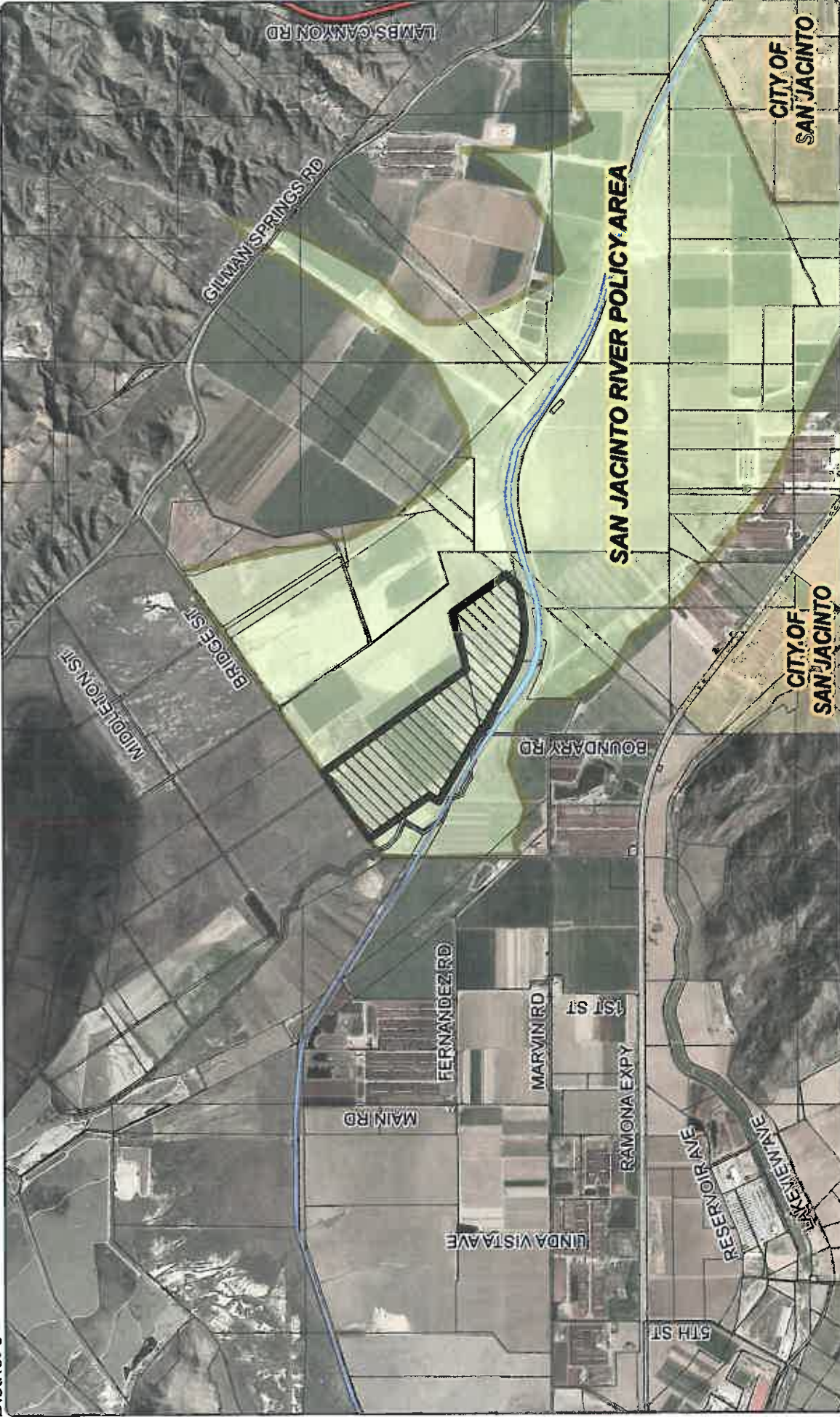
2. The project site is located within:
 - a. San Jacinto Agricultural Preserve No. 13
 - b. The San Jacinto Unified School District;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The San Jacinto River Policy Area;
 - e. The WRCMSHCP Fee Area;
 - f. A WRCMSHCP Criteria Cell;
 - g. An area designated as moderate liquefaction potential; and
 - h. A 100-year floodplain.

3. The subject site is currently designated as Assessor's Parcel Numbers 425-070-002 and 425-070-023.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01171 CUP03741
VICINITY/POLICY AREAS

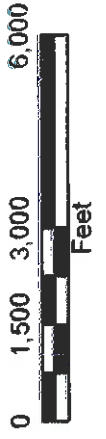
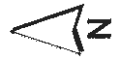
Supervisor: Ashley
 District 5

Date Drawn: 08/07/2017
 Vicinity Map



Author: Vinnie Nguyen

Zoning Dist: Hemet-San Jacinto



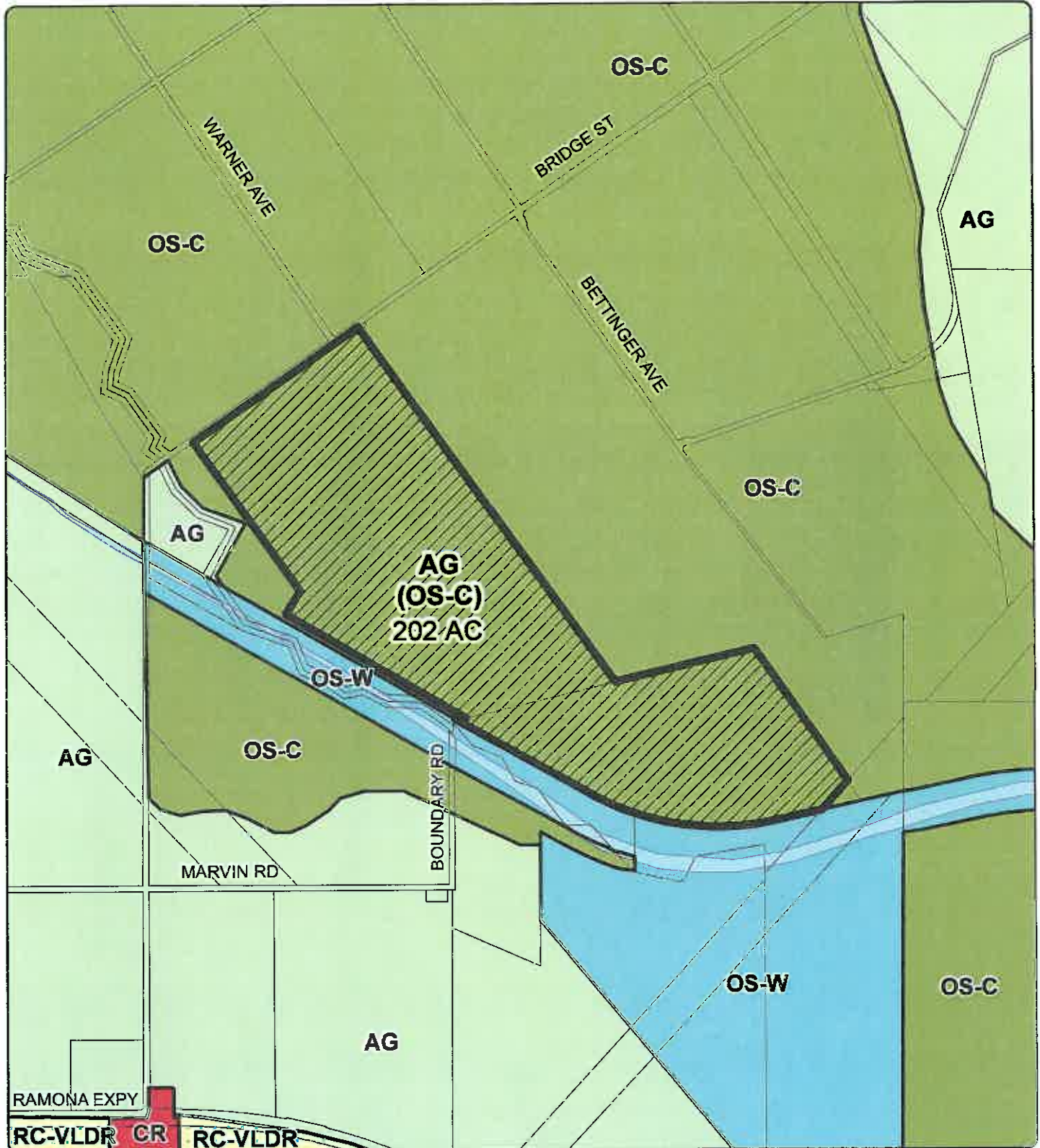
DISCLAIMER: On October 7, 2016, the County of Riverside adopted a new General Plan. This plan includes new land use designations and policies. The information provided on this map is based on the current General Plan. For the most current information, please contact the Riverside County Planning Department at (951) 252-2800. Website: www.riverside.ca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01171 CUP03741
PROPOSED GENERAL PLAN

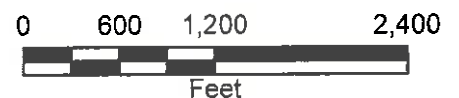
Supervisor: Ashley
District 5

Date Drawn: 08/07/2017
Exhibit 5



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



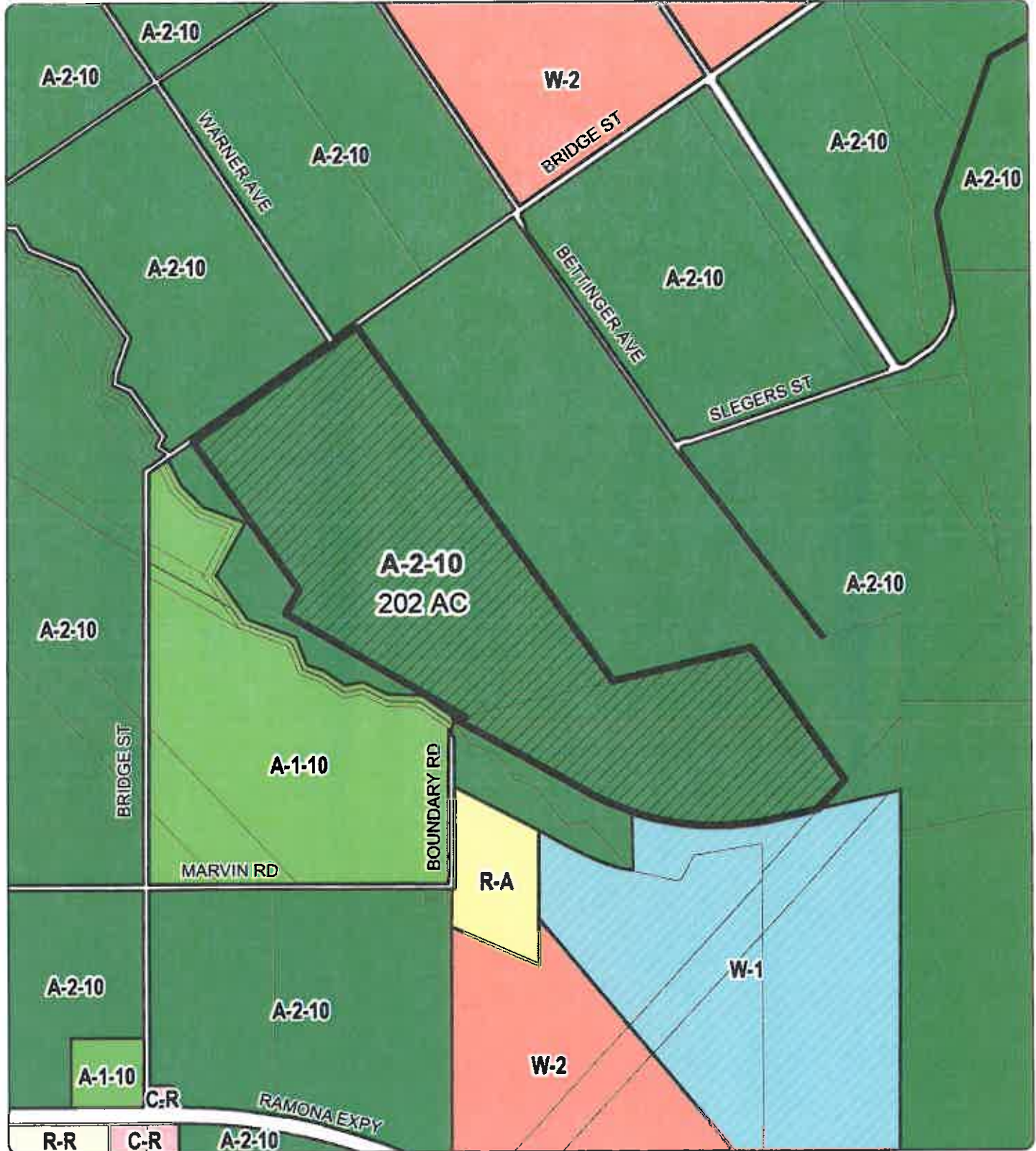
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cofr.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01171 CUP03741

Supervisor: Ashley
 District 5

Date Drawn: 08/07/2017
 Exhibit 2

EXISTING ZONING



Zoning Dist: Hemet-San Jacinto

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.cofrtna.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01171 CUP03741

Supervisor: Ashley
District 5

Date Drawn: 08/07/2017

LAND USE

Exhibit 1



Zoning Dist: Hemet-San Jacinto

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)955-8200 (Western County) or in Palm Desert at (760)868-8277 (Eastern County) or Website <http://planning.rcfdma.org>

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA CONDITIONAL USE PERMIT NO. 3741

- SUBMITTALS** (NOT TO EXCEED 100 SHEETS UNLESS OTHERWISE SPECIFIED)
1. ALL DRAWINGS AND PERMITS MUST BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
 2. ALL PERMITS MUST BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
 3. ALL PERMITS MUST BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
 4. ALL PERMITS MUST BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
 5. ALL PERMITS MUST BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
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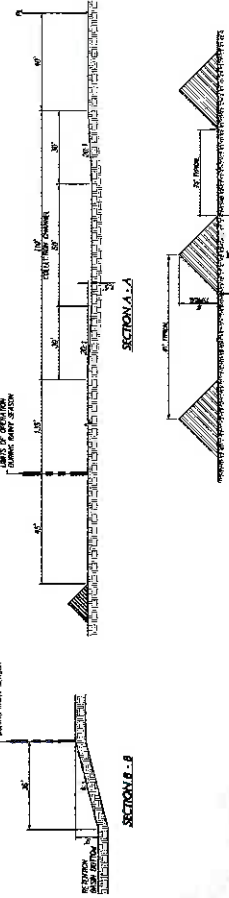
OWNER
DAVID UNIVERSITY, LLC
100 UNIVERSITY BLVD
STATION, CA 95705

ENGINEER
KELLER CONSULTING INC.
100 UNIVERSITY BLVD
STATION, CA 95705

APPLICANT ADDRESS
100 UNIVERSITY BLVD
STATION, CA 95705

PROJECT ADDRESS
100 UNIVERSITY BLVD
STATION, CA 95705

PROJECT NOTES



TYPICAL COMPOSITE WINDOW SPACING



ELEVATION

PROJECT NOTES

1. ALL PERMITS MUST BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
2. ALL PERMITS MUST BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
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7. ALL PERMITS MUST BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.

LOCAL DESCRIPTION

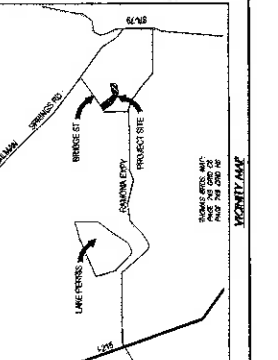
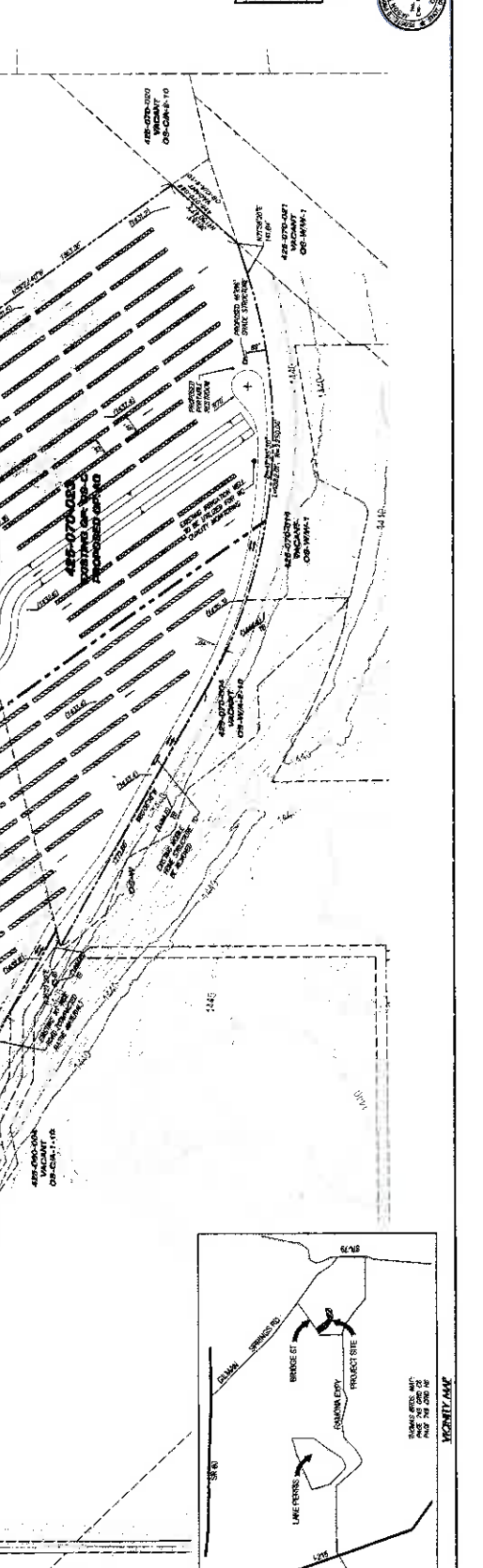
The project is located on the east side of the city of Riverside, California. The project is a multi-story parking structure. The project is located on the east side of the city of Riverside, California. The project is a multi-story parking structure.

LEGAL DESCRIPTION

The project is located on the east side of the city of Riverside, California. The project is a multi-story parking structure. The project is located on the east side of the city of Riverside, California. The project is a multi-story parking structure.

APPROVALS

APPROVED BY: [Signature]
DATE: [Date]



KELLER CONSULTING INC.
100 UNIVERSITY BLVD
STATION, CA 95705
TEL: 951.232.8128

CONDITIONAL USE PERMIT NO. 3741
PREPARED DATE: SEPTEMBER 2018

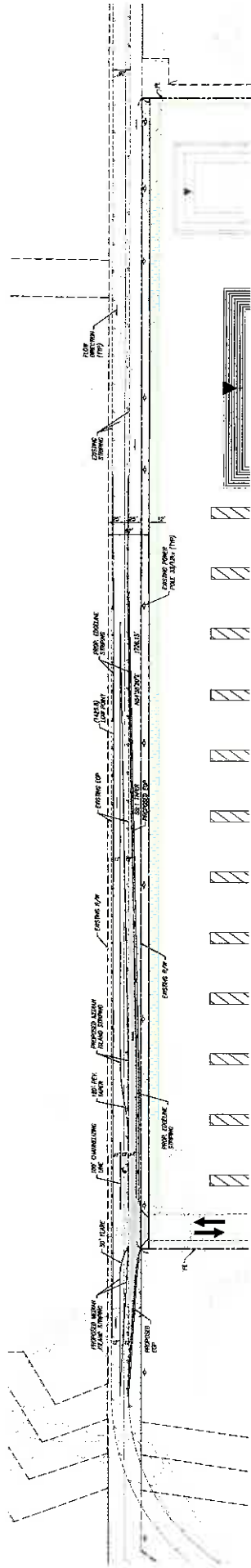
SCALE: 1" = 200'

PROJECT ADDRESS
100 UNIVERSITY BLVD
STATION, CA 95705

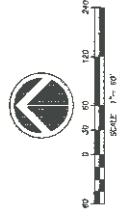
APPLICANT ADDRESS
100 UNIVERSITY BLVD
STATION, CA 95705

OWNER
DAVID UNIVERSITY, LLC
100 UNIVERSITY BLVD
STATION, CA 95705

ENGINEER
KELLER CONSULTING INC.
100 UNIVERSITY BLVD
STATION, CA 95705



**BRIDGE STREET
PRELIMINARY STRIPING PLAN**



CONDITIONAL USE PERMIT NO. 3741
 PRELIMINARY STRIPING PLAN





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3741

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: September 8, 2017

Applicant/Project Sponsor: CR&R Date Submitted: June 16, 2016

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Russell Brady at (951) 955-3025.

Please charge deposit fee case#: ZEA42874 ZCFG06247

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42874
Project Case Type (s) and Number(s): GPA 01171 and CUP 03741
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Russell Brady
Telephone Number: (951) 955-3025
Applicant's Name: CR&R Waste Services c/o David Fahrion
Applicant's Address: 11292 Western Avenue, Stanton, CA, 90680

I. PROJECT INFORMATION

A. Project Description:

CR & R Incorporated (CR&R) currently operates a Registration Tier I Green Waste Composting Facility, (Permit No. FA0034275), on the southerly portion of the subject property located at 18240 Bridge Street, Lakeview, CA. The facility operates for the sole purpose of composting green waste materials exclusively collected by the Applicant, CR&R. The balance of the property is used as an agricultural sod farm under the management of AG Sod. Direct access to the subject property is off of Bridge Street via a 30 foot wide compacted base roadway along the westerly property boundary. The property can be reached by both Gilman Springs Road to the north and Ramona Expressway to the south.

The "Project" consists of Conditional Use Permit No. 3741 and General Plan Amendment No. 1171. The Conditional Use Permit proposes permit the existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will handle up to 130,000 cubic yards of green and organic material at any one time. All green and food waste material collected by CR&R will first be processed through their in-vessel Anaerobic Digestion (AD) facility located in Perris, CA. The digestate (composted) soil amendment that is produced at the Perris facility will be shipped to the subject site for drying and blending for shipment to a final market. The site will not be open to the public, and will only be used for organic material handled and contracted by CR&R. Material delivered to the site from the AD facility will be on site an average of approximately 30 to 60 days. Transfer truck traffic is expected to range from 20 to 30 vehicle trips per day at maximum capacity. A west bound left turn lane stacking on Bridge Street is proposed as part of this expansion to accommodate project-related traffic. The transfer trucks will access the site via either Ramona Expressway or Gilman Springs Road. The expanded facility will utilize most of the 202 acres for green waste windrows, drainage and water quality, as well as vehicular circulation. The windrows will be up to 8 feet tall with a base width of 16 feet. They will be spaced up to 75 feet apart. The proposed facility will operate Monday through Saturday between the hours of 7AM to 6PM. At full capacity there will be 7-10 employees involved with the operations at any given time. No permanent buildings are proposed by the project. Vehicles associated with the day to day operations include: (3) Front End Loaders; (2) Skip Loaders; (2) Compost Turners; (1) Trommel Screener. Landscape screening is proposed along Bridge Street in the form of 24 inch box trees spaced approximately a minimum of 30 feet apart with low to medium size shrubs and groundcover spaced in between. The project is located within an Agricultural Preserve and requires certain findings pursuant to Riverside County Ordinance No. 509 to be made to be able to approve this specific use.

The General Plan Amendment proposes to amend the project site's 202 gross acres General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two parcels.

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

C. Total Project Area: 202 Gross Acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 10
Other: Organic Waste Facility			

D. Assessor's Parcel No(s): 425-070-002 & 023

E. Street References: 18240 Bridge Street, northerly of the Ramona Expressway and southwesterly of Gilman Springs Rd.

F. Section, Township & Range Description or reference/attach a Legal Description: Section Township 4 South, Range 2 West (projected) in the San Jacinto Nuevo Y Potrero Land Grant on the *Lakeview* USGS topographic quadrangle map

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

The project area is relatively flat, located within the San Jacinto Valley, west of the San Jacinto Mountains, east of the Santa Ana Mountains, and south of the San Bernardino Mountains. The property's lowest point is at the northwest corner and its highest point is at the southeast corner. Elevations within the project area range from approximately 1,426 to 1,434 feet above mean sea level (AMSL).

Approximately 90 percent of the ground within the project area has been disturbed by agricultural uses. The northern portion of the project area is being entirely used for agriculture and is covered with grass crops, (sod farm), dirt access roads, and a rectangular water detention basin. The southern portion of the project area contains a rectangular water detention basin, the existing Tier I composting facility, and more grass sod crops. The open, exposed dirt areas around the water detention basins, around the compost operations, and within the vehicle access roads constitute approximately 10 percent of the property.

The project area lies within a 100-year floodplain and land uses are restricted to those that are consistent with floodplain conditions. These include dry land and sod farming and sod farming east and west of the project site, vacant land associated with the mystic lake floodplain to the north, and a combination of farming and the San Jacinto River watershed to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site is currently designated as Open Space-Conservation (OS-C). General Plan Amendment 01171 proposes to change the designation to Agriculture (AG). The proposed project meets all other applicable Land Use element policies.
- 2. Circulation:** Access to the project site is from Bridge Rd. The nearest street shown on the San Jacinto Valley Circulation Element is Gilman Springs Rd., a 128-ft Arterial Street, located approximate 1 ¼ miles easterly of the site. The proposed project will add overall trips

to the area. The Department of Transportation has reviewed the project and determined that required levels of service can be maintained. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The project site is located within criteria cells of the Multi-Species Habitat Conservation Plan, (MSHCP). Portions of Cell Group H (Cell Numbers 2168), Cell Group N (Cell Numbers 2072, 2167) and Subunit 4 – Vernal Pools (Cell Numbers 2071 and 2166). The southerly portion of project site underwent a HANS review in 2010 that resulted in written confirmation dated March 4, 2010 that no conservation is identified for these criteria cells. In addition, the Northerly parcel was subject to a HANS review (HANS 2295) that determined No Conservation is required. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The site lies within the San Jacinto River floodplain and floodway. The area is subject to seismic hazards associated with Holocene Fault activity. However, the site is not located in an Alquist-Priolo Earthquake Fault Zone. The project has sufficient access and provision for emergency response. All other Safety Element policies are met. The proposed project meets all other applicable Safety element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, there are no noise sensitive uses in the area of the project site and the anticipated noise to be produced by the project would comply with General Plan policies for noise and other noise requirements. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The proposed project proposes no housing and no housing policies are applicable. The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project meets all applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed project meets all applicable Healthy Communities Element policies.

B. General Plan Area Plan(s): San Jacinto Valley

C. Foundation Component(s): Proposed: Agriculture (AG) and Existing: Open Space (OS)

D. Land Use Designation(s): The existing Land Use Designation is Open Space-Conservation (OS-C). The proposed Land Use designation is Agriculture (AG).

E. Overlay(s), if any: None

F. Policy Area(s), if any: San Jacinto River Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** San Jacinto Valley
2. **Foundation Component(s):** Agriculture
3. **Land Use Designation(s):** OS/C (Open Space/ Conservation)
4. **Overlay(s), if any:** None

5. Policy Area(s), if any: San Jacinto River Policy Area

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: None

2. Specific Plan Planning Area, and Policies, if any: None

I. Existing Zoning: Heavy Agriculture (A-2 Zone)

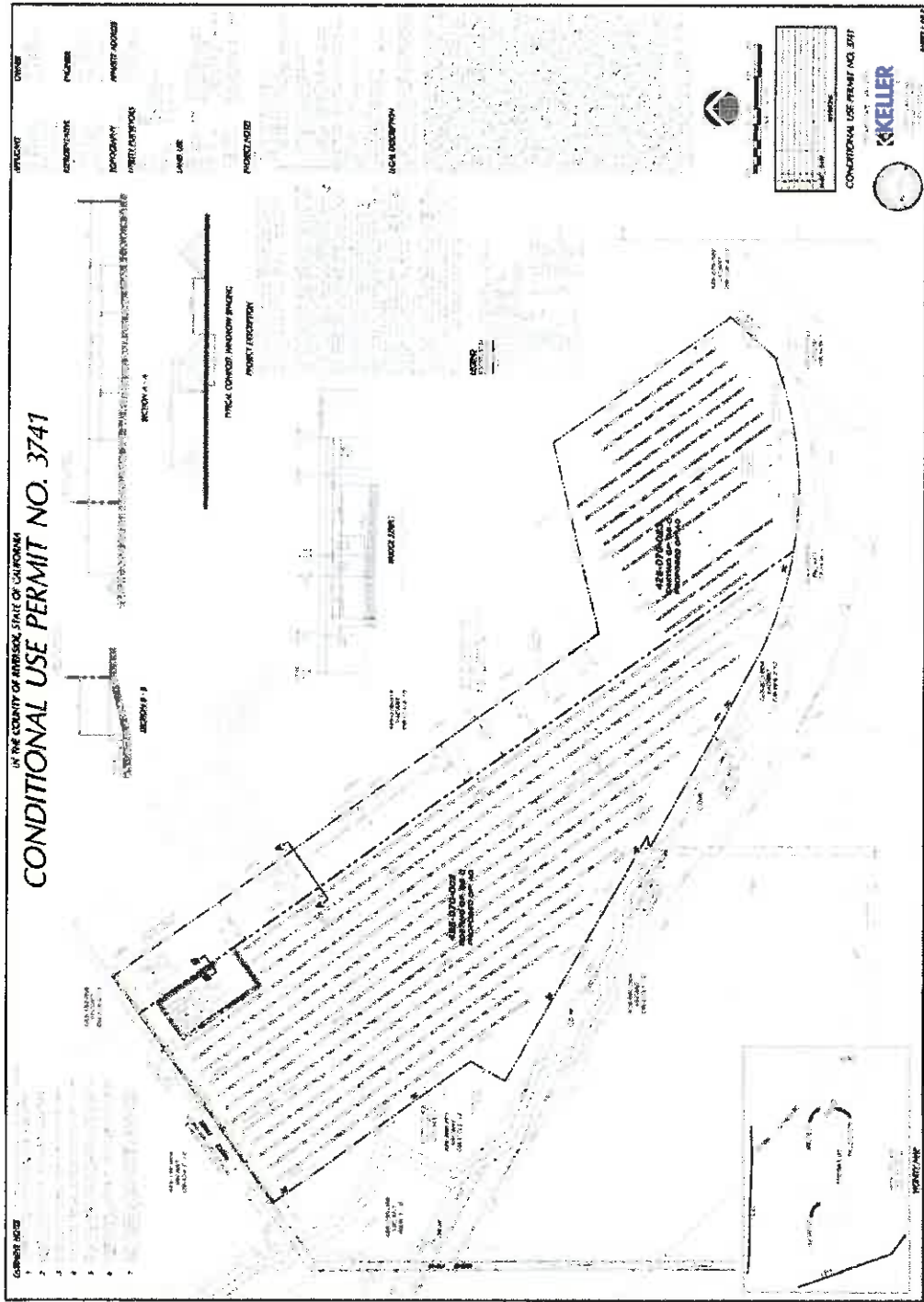
The following uses are permitted provided a conditional use permit is granted:

15.organic waste composting facilities.

J. Proposed Zoning, if any: No change. Heavy Agriculture (A-2 Zone)

K. Adjacent and Surrounding Zoning: Controlled Development (W-2) to the north, and Heavy Agriculture-10 Acre Minimum (A-2-10) to the east, south, and west.

Development Plan



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input 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 | |

III. DETERMINATION

On the basis of this initial evaluation:

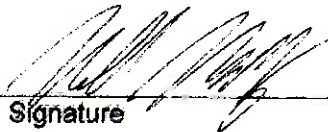
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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

9/16/17

Date

Russell Brady

Printed Name

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

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways" and San Jacinto Valley Area Plan Circulation Element

Findings of Fact:

- a) The proposed project is located approximately 1 ¼ miles from Gilman Springs Road a County Eligible Scenic Highway. The project site lies beyond the 50-foot setback criteria for scenic elements along a Scenic Highway. The proposed use maintains the visual low-profile character and land use intensity of similar uses in the area that may be viewed at a distance from the highway. Due to the project's distance from the highway and the project maintaining similar visual character to surrounding uses, impacts to scenic highways would be less than significant.
- b) Prior and existing permitted uses on the site have caused the removal of over 90% of the native vegetation on the site resulting in no trees, rock outcroppings, and unique or landmark features. The project would not proposed substantial development of the site that would block views from any surrounding publicly viewable area. Therefore, no impacts would occur to either scenic resources or obstructing scenic vistas. A fifteen foot (15') landscape setback is provided along Bridge Street, a ten foot (10') landscape setback is provided at the northeast corner of the project site that extends 900 feet southeasterly along the property line, and a ten foot (10') landscape setback is provided at the northwest corner that extends 300 feet southeasterly along the property line. The purpose of these landscape setbacks is to screen active windrows and retention basins from view along Bridge Street. Although the project would expand the existing compost facility to cover much of the project site, the aesthetics of the site combined with the screening proposed on Bridge Street would be keeping with the general aesthetics of the surrounding area which is agricultural. Therefore, impacts would be less than significant overall for impacts to scenic resources and the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are necessary.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Ordinance No. 655 establishes a 45-mile (Zone B) Special Lighting District. The project site is calculated at being 36 miles from the Mt. Palomar Observatory. Therefore the proposed project must comply with Ordinance 655 to reduce ambient lighting within the Special Lighting District. The ordinance specifies requirements for lamp source, shielding, prohibitions, and exceptions. Compliance with Ord. 655 will reduce the potential ambient light impact to less than significant. Use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries will be a standard condition applied to the Conditional Use Permit and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project operations will occur almost entirely during daylight hours. Night lighting will be limited to security lighting. With compliance with Ordinance 655, and application of the standard lighting condition for uses within the Special Lighting District, the impact from ambient lighting will be reduced to a level of insignificance.

b) There are no residences in the immediate vicinity of the project site. Compliance with Ordinance 655, and application of the standard lighting condition for uses within the Special Lighting District, will reduce ambient lighting impact to a level of insignificance.

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

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

Findings of Fact:

a) Congress enacted the Farmland Protection Policy Act to stabilize farmlands from unnecessary and irreversible conversion to non-farmland uses. The California Department of Conservation established criteria to assess the location, quantity and quality of agricultural lands consisting of Prime Farmland, Farmland of Statewide Significance, Unique Farmland, Farmland of Local Importance, and Grazing Land. The Riverside County General Plan designates the project site primarily as Farmland of Statewide Importance with smaller portions designated as Farmland of Local Importance and Prime Farmland. The existing and proposed use as a compost facility is a permitted uses within the Heavy Agriculture (A-2) Zone. The proposed project would expand the compost operation to include the entire project site. Since the project does not include permanent housing or non-agricultural uses that would prohibit or inhibit the land reverting back to agricultural uses, impacts to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance will be less than significant.

b) The existing and proposed compost use are being conducted on the project site in compliance with the Heavy Agriculture (A-2) Zone. The property is located within a Williamson Act contract under San Jacinto No. 13 Agricultural Preserve. A Notice of Non-Renewal has not been filed. The Applicant is seeking a determination by the Riverside County Board of Supervisors that the proposed project is in conformity with the Uniform Rules for Agricultural Preserves pursuant to Ordinance No. 509, Section A.15. A Foundation Component General Plan Amendment (GPA 01171) has been filed in conjunction with the Conditional Use Permit in order to conform to the underlying Agricultural preserve contract and A-2-10 zoning. Approval of the Ordinance No. 509 conformity determination, and approval of General Plan Amendment No. 01171 will result in no conflict with underlying Agriculture Preserve No. 13, and therefore impacts to the agricultural preserve will be less than significant.

c) The proposed project compliments and benefits existing agricultural uses in the area and in the region by providing a green waste composting facility. While the proposed compost facility is not an agricultural use in the purest sense of producing an agricultural commodity, it is similar in that the compost processed on site may be used by agricultural operations and the facility is similar in appearance and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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intensity to an agricultural use. Therefore the proposed project as a non-agricultural use would cause less than significant impacts to surrounding agriculturally zoned properties.

d) The proposed project is an allowable use under the Heavy Agricultural (A-2) Zone. The proposed project does not propose substantial development of the site or extension of infrastructure that could result in the conversion of other designated farmlands to non-agricultural uses. Therefore, less than significant impacts would result from the proposed 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
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site and surrounding area lie within a valley with uses and land use designations as agricultural lands. Therefore, there would be no conflict with existing zoning or rezoning of forest and timberland as defined in Public Resources Code sections 12220(g) and 4526 respectively. There is no conflict with forest resources.

b) The project site and surrounding lands lack the elevation and climate to supported forested lands. Therefore the proposed project will not result on the loss of forest land and there is no impact.

c) The project site is located in a valley area committed to agricultural uses. Nothing related to the project, whether directly or indirectly, could have an impact upon forest resources.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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: CR&R Lakeview Compost Facility Air Quality and Greenhouse Gas Technical Report, Yorke Engineering, March 2016

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. The project is not considered a significant project, but does include a General Plan Amendment. The General Plan Amendment would result in the conversion from a designation of Open Space: Conservation (OS:C) to Agriculture (AG). This change would not substantially alter any growth assumptions since it would not allow for any typical suburban or urban development that could create growth.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

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

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

To assess the air quality impacts from the proposed Project, project-related construction and operational emissions are compared to the SCAQMD mass daily significance thresholds shown in the following table. Construction and operational emissions from the proposed Project that are below the thresholds would be considered less than significant.

Project construction involves a number of individual activities that have the potential to emit regulated air contaminants (i.e., NO_x, SO_x, CO, VOCs, PM₁₀, and/or PM_{2.5}). These activities include:

- Site clearing, which may emit PM₁₀ and PM_{2.5} from earthwork activities, entrained road dust PM₁₀ and PM_{2.5} emissions from vehicle travel on paved and unpaved roads in and around the site, and combustion emissions (i.e., NO_x, SO_x, CO, VOCs, PM₁₀, and PM_{2.5}) from fuel combustion in the off-road equipment and work trucks;
- Grading, which may emit PM₁₀ and PM_{2.5} from earthwork activities, entrained road dust PM₁₀ and PM_{2.5} emissions from vehicle travel on paved and unpaved roads in and around the site, and combustion emissions from fuel combustion in the off-road equipment and work trucks;
- Worker commuting, which may emit combustion emissions from fuel combustion in personal vehicles, and PM₁₀ and PM_{2.5} from entrained road dust from vehicle travel on paved and unpaved roads; and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Operation of work trucks, including, but not limited to, delivery trucks, water trucks, and dump trucks, which may emit combustion emissions from fuel combustion in the vehicles, and PM₁₀ and PM_{2.5} from entrained road dust from vehicle travel on paved and unpaved roads.

Site clearing activities are expected to be minimal, as the site is currently a flat, level agricultural field without significant brush and no trees. It is assumed that site preparation and grading activities would not occur on the same day. Construction is assumed to take place over a 30-day period.

The project site will be classified as a "large operation" (as defined) pursuant to SCAQMD Rule 403 (Fugitive Dust) and, as such, is required to apply a variety of control measures, including the following:

- Apply water three times per day to areas disturbed during Site Preparation and Grading;
- Apply water to unpaved roads twice daily; and
- Limit speed on unpaved roads to no more than 15 miles per hour.

This facility is a drying operation for material that has undergone a process at the Material Recovery Facility in Perris to remove non-organic material, to ground organic material to meet market specifications, to add kitchen greases as a binder, and then transferred to the site in a wet condition. Once the material reaches the desired moisture consistency, it is screened and shipped to the appropriate market. The material retains moisture through the screening process as required to meet market specifications for bagging at the customer's bagging facility. Any pollutants, (ie trash), is removed at the digestate plant. These procedures collectively assure that no wind-blown material will migrate offsite.

Emission estimates are based on the assumptions and control measures presented herein. The table below provides a summary of the unmitigated peak daily emissions for the Project construction activities. As shown, based on the unmitigated emissions, the proposed Project construction would not exceed established daily emissions thresholds.

Construction Daily Emissions

Phase	VOC (lb/day)	CO (lb/day)	NO _x (lb/day)	SO _x (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)
Site Preparation						
On-Road Vehicular Emissions	0.18	2.28	0.23	0.01	0.06	0.01
Off-Road Construction Equipment	6.03	46.26	65.62	0.05	3.36	3.09
Paved Roads	--	--	--	--	0.16	0.04
Unpaved Roads	--	--	--	--	12.66	1.27
Material Movement and Handling	--	--	--	--	7.05	3.87
<i>Subtotal Site Preparation</i>	<i>6.21</i>	<i>48.54</i>	<i>65.85</i>	<i>0.06</i>	<i>23.29</i>	<i>8.28</i>
Grading						
On-Road Vehicular Emissions	0.21	2.74	0.27	0.01	0.07	0.01
Off-Road Construction Equipment	7.45	54.37	85.94	0.08	4.01	3.69

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

Phase	VOC (lb/day)	CO (lb/day)	NO _x (lb/day)	SO _x (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)
Paved Roads	--	--	--	--	0.19	0.05
Unpaved Roads	--	--	--	--	12.66	1.27
Material Movement and Handling	--	--	--	--	4.42	1.51
<i>Subtotal Grading</i>	7.66	57.11	86.22	0.08	21.35	6.52
Peak Daily Emissions	7.66	57.11	86.22	0.08	23.29	8.28
<i>SCAQMD CEQA Significance Threshold</i>	75	550	100	150	150	55
Significant?	No	No	No	No	No	No

Operating criteria pollutant emissions fall into four general categories: 1) worker commutes; 2) operation of off road equipment onsite; and 3) fugitive dust from the construction and operation of the compost piles; and 4) VOC emissions from the composting activities.

The VOC emissions associated with the decomposition (also referred to as "curing") of the proposed feedstock material currently occurs and will continue to occur somewhere in the SCAB into the future, with or without the proposed Project. The specific feedstock to the CR&R facility will be "digestate", an organic residual from anaerobic digestion of green waste that was collected in the region. If not processed at the CR&R Perris and Lakeview facilities, the green waste would be processed at existing composting facilities and ground applications in Southern California. Further, a 2007 study by researchers at San Diego State University determined that composting green waste emits 60 to 92% less VOC than natural decomposition of those same materials (Buyuksonmez 2007). Thus the proposed Project may actually reduce VOC emissions compared to baseline conditions. Therefore, VOC emissions from the proposed Project are within the baseline conditions and are not an impact generated by the Project. Specific VOC emissions from the curing operation are not estimated or evaluated in this Initial Study due to this demonstrated reduction in VOC emissions that is projected to occur from the project.

Project operating emissions are estimated for the following activities:

- On road vehicle operation for worker commuting and raw material and finished product hauling, which may emit combustion emissions from fuel combustion in personal vehicles and haul trucks, and PM₁₀ and PM_{2.5} from entrained road dust from vehicle travel on paved and unpaved roads;
- Operation of off road equipment onsite including, but not limited to, water trucks, front-end loaders used to build compost piles, and "turners" used to turn the compost piles that may emit combustion emissions from fuel combustion in the equipment, and PM₁₀ and PM_{2.5} from entrained road dust from equipment travel on unpaved portions of the Project site; and
- Operation of the compost piles themselves which may emit PM₁₀ and PM_{2.5} from material handling activities such as the off-loading delivery vehicles, building compost piles, turning the compost piles, loading the haul trucks, and wind erosion.

Peak daily unmitigated emissions are presented in the table below. As shown, based on the unmitigated emissions, the proposed Project operation would not exceed established daily emissions thresholds. Therefore, both short-term construction and long-term operational emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Operational Daily Emissions

Phase	VOC (lb/day)	CO (lb/day)	NO _x (lb/day)	SO _x (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)
On-Road Vehicular Emissions	2.66	12.58	30.40	0.05	0.54	0.32
Off-Road Construction Equipment	1.23	49.72	4.00	0.07	0.15	0.15
Paved Roads	--	--	--	--	0.33	0.08
Unpaved Roads	--	--	--	--	55.51	5.55
Material Movement and Handling	--	--	--	--	57.14	22.86
Total	3.89	62.30	34.41	0.12	113.67	28.95
<i>SCAQMD CEQA Significance Threshold</i>	55	550	55	150	150	55
Significant?	No	No	No	No	No	No

c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

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

Surrounding land uses within 1 mile of the project include primarily agricultural uses and open space with some scattered residential uses, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Mountain Shadows Middle School) is located approximately four miles to the southwest. The project will not include major transportation facilities, manufacturing uses.

Ambient air quality standards were developed to protect human health from exposure to criteria pollutants (NO_x, CO, PM₁₀, and PM_{2.5}). Health risk standards (e.g., SCAQMD Rule 1401, SCAQMD CEQA Significance Thresholds) were developed to protect human health from exposure to TACs.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential impacts related to exposure to criteria pollutants and TACs are assessed in the following sections.

The impact of criteria pollutant emissions from construction of the proposed Project to sensitive receptors is evaluated using the SCAQMD's LST methodology. LSTs are only applicable to the following criteria pollutants: NO_x, CO, PM₁₀, and PM_{2.5}. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. For PM₁₀, LSTs were derived based on requirements in SCAQMD Rule 403, Fugitive Dust.

The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs would only apply to projects that must undergo an environmental analysis pursuant to CEQA or the National Environmental Policy Act (NEPA) and are 5 acres or less. The SCAQMD recommends that air dispersion modeling be used to determine the impact to local air quality for projects larger than 5 acres.

The LST mass rate lookup tables provided in the guidance document (SCAQMD 2008) allow a user to determine if the daily emissions for proposed construction or operational activities could result in significant localized air quality impacts. If the calculated emissions for the proposed construction or operational activities are below the LST emission levels found on the LST mass rate lookup tables and no potentially significant impacts are found to be associated with other environmental issues, then the proposed construction or operation activity is not significant for air quality. Proposed projects whose calculated emission budgets for the proposed construction or operational activities are above the LST emission levels found in the LST mass rate lookup tables may or may not generate adverse impacts. Detailed air dispersion modeling may demonstrate that pollutant concentrations are below NAAQS and CAAQS. The lead agency may choose to describe project emissions above those presented in the LST mass rate lookup tables as significant or perform detailed air dispersion modeling or perform localized air quality impacts analysis according to their own significance criteria.

The construction and operation of the proposed Project has the potential to generate NO_x, CO, PM₁₀, and PM_{2.5} emissions.

For the LST analysis of construction activities, the same assumptions and control measures that were applied to the analysis in Section b) are applied here (e.g., grading and site preparation would not occur on the same day), and fugitive dust control measures in compliance with SCAQMD Rule 403 are implemented. The area under construction on the peak day is assumed to be no more than 5 acres per day. The distance to the nearest receptor is 50 meters.

Note that because the LST analysis evaluates only the localized impacts to the Project site, the on-road vehicle emissions (e.g., worker commute and truck travel on public highways) are excluded from the emission inventory evaluated.

The table below provides a summary of the unmitigated peak daily emissions for construction activities during the highest emitting activities, which indicates that the proposed project would not exceed the LST.

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

Construction Emissions and LST Significance

Phase	CO (lb/day)	NO _x (lb/day)	PM ₁₀ (lb/day)	PM _{2.5} (lb/day)
Site Preparation				
Off-Road Construction Equipment	46.26	65.62	3.36	3.09
Paved Roads	--	--	0.16	0.04
Unpaved Roads	--	--	12.66	1.27
Material Movement and Handling	--	--	7.05	3.87
<i>Subtotal Site Preparation</i>	<i>46.26</i>	<i>65.62</i>	<i>23.06</i>	<i>8.23</i>
Grading				
Off-Road Construction Equipment	54.37	85.94	4.01	3.69
Paved Roads	--	--	0.19	0.05
Unpaved Roads	--	--	12.66	1.27
Material Movement and Handling	--	--	4.42	1.51
<i>Subtotal Grading</i>	<i>54.37</i>	<i>85.94</i>	<i>21.08</i>	<i>6.47</i>
Peak Daily Emissions	54.37	85.94	23.06	8.23
<i>LST Significance Threshold</i>	<i>2,178</i>	<i>302</i>	<i>40</i>	<i>10</i>
Significant?	No	No	No	No

To evaluate project operating impacts on ambient air quality, an air quality impacts assessment (AQIA) is conducted using an air dispersion model to determine the ground-level concentrations of pollutants in the vicinity of the proposed Project.¹ The modeled concentrations are compared to ambient air quality standards to assess impacts.

Project operating emissions are estimated for the following activities:

- On road vehicle operation for worker commuting and raw material and finished product hauling, which may emit combustion emissions from fuel combustion in personal vehicles and haul trucks, and PM₁₀ and PM_{2.5} from entrained road dust from vehicle travel on paved and unpaved roads;
- Operation of off road equipment onsite, including, but not limited to water trucks, front-end loaders used to build compost piles, and "turners" used to turn the compost piles which may emit combustion emissions from fuel combustion in the equipment, and PM₁₀ and PM_{2.5} from entrained road dust from equipment travel on unpaved portions of the Project site; and
- Operation of the compost piles themselves which may emit PM₁₀ and PM_{2.5} from material handling activities such as the off-loading delivery vehicles, building compost piles, turning the compost piles, loading the haul trucks, and wind erosion.

¹ Note that the operational area of the proposed Project exceeds 5 acres and, as such, use of the LST methodology is not recommended by the SCAQMD.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The dispersion modeling methodology is based on generally accepted modeling practices of the SCAQMD. The dispersion model used for this AQIA is AERMOD Version 15181, with the Lakes Environmental Software implementation/user interface, AERMOD View™ Version 9.1.0. The modeling is prepared using the following parameters:

- Project operations are modeled as a single area source because the emission generating activities are expected to occur over the entire project site each operating day;
- The model was configured with the “Urban”² modeling option, and “Elevated” terrain for this analysis.
- AERMOD-ready pre-processed meteorological (MET) data files were obtained from the SCAQMD. The MET data files (surface and upper air) are for Perris, California for the years 2007 through 2011.
- Digital elevation data was imported into AERMOD and elevations were assigned to receptors, buildings, and emission sources, as necessary. Digital elevation data was obtained through the AERMOD View™ WebGIS import feature in the United States Geological Survey’s (USGS) Digital Elevation Model (DEM) format, with a resolution of 1 degree.

The modeled concentrations of NO₂, CO and SO₂ are added to the background concentrations obtained from the SCAQMD for the Metropolitan Riverside monitoring station and compared to the ambient air quality standards. For PM₁₀ and PM_{2.5}, because the background concentration exceeds or nearly exceeds the ambient standard alone, the project impacts are compared to the ambient standards, without adding the background concentration. The results are compared to the ambient air quality standards in the tables shown below. As shown, project operations are not expected to cause emissions that would expose any sensitive receptors to substantial pollutants.

AQIA Results

Pollutant	Averaging Time	Results		Most Stringent Standard	Pass / Fail
		µg/m ³	ppm		
NO ₂	1-hr	-	0.068	0.10	Pass
	Annual	-	0.017	0.03	Pass
CO	1-hr	-	2.056	20	Pass
	8-hour	-	1.640	9	Pass
PM _{2.5}	24-hour	6.080	-	35	Pass
	Annual	2.495	-	12	Pass
PM ₁₀	24-hour	23.922	-	50	Pass
	Annual	9.818	-	20	Pass
SO ₂	1-hr	-	0.005	0.075	Pass
	3-hour	-	3.49E-05	0.5	Pass
	24-hour	-	6.93E-06	0.04	Pass
	Annual	-	2.84E-06	0.03	Pass

² Although this is a “Rural” site, AERMOD was run in the “Urban” mode since it generally provides a more conservative analysis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project has the potential to generate emissions of TAC, i.e., chemicals that have either carcinogenic or non-cancer chronic or acute health effects, depending on concentration levels and the duration of exposure. The TAC evaluated for health impacts are those constituents that are listed in SCAQMD Rule 1401 and emitted by Project equipment.

The proposed Project involves both construction and operations. In accordance with Office of Environmental Health Hazard Assessment (OEHHA) guidance, short-duration construction events (e.g., duration < 30 days) are not evaluated for health risk impacts. The health risk assessment (HRA) is based on operating emissions only.

The HRA is prepared in three steps:

- TAC emission estimates are prepared for each of the Project emission sources;
- Dispersion modeling is conducted to assess the dispersion characteristics and the down-wind ground-level pollutant concentrations in the Project area; and
- A HRA is prepared using the emission estimates, dispersion modeling and chemical-specific toxicity data such as cancer potency, exposure routes, exposure duration, age sensitivity, and breathing rates.

Diesel particulate matter (DPM), or the solid particles in diesel exhaust that at times may be visible and includes carbon particles or "soot", is a SCAQMD Rule 1401-listed TAC. The health impacts of particulate matter (PM₁₀ and PM_{2.5}) in general have been studied, and exposure to it is associated with a variety of health effects including premature death and a number of heart and lung diseases. Cancer and chronic health risk values for DPM emitted by internal combustion engines were approved by OEHHA and adopted by CARB in 1998. The SCAQMD added DPM to the Rule 1401 list of TACs in 2008.

Ammonia is a byproduct of the curing process. At sufficiently high concentrations, ammonia exhibits chronic (non-cancer) and acute health impacts.

The operating activities along with the expected TAC emissions are summarized in the table below.

Summary of TAC Emission Sources

Activity	Phase	Expected TAC
Combustion of diesel fuel in the portable and mobile sources, such as loaders, haul trucks and compost turners	Operations	DPM
Compost curing	Operations	Ammonia

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A summary of the TAC emissions from equipment operation is provided in the table below.

TAC Emissions from Operational Activities

Source	TAC	(lb/hr)	(lb/yr)
Haul Trucks on Access Road	DPM	*	58.02
On-Site Off-Road Equipment	DPM	*	54.15
Curing	NH ₃	8.33	73,000

*DPM does not exhibit short-term health impacts; thus short term (e.g., hourly) emissions are not evaluated.

Air dispersion modeling is conducted to determine the dispersion characteristics and down-wind ground-level concentrations of pollutants in the vicinity of the proposed Project. The modeling described for evaluating criteria pollutants was also used for TAC. Once the down-wind concentration of the pollutants was determined using AERMOD, an exposure assessment was prepared using Hotspots Analysis and Reporting Program (HARP), version 2, to determine the health impacts to nearby residential and off-site worker receptors. HARP takes into account various parameters that impact the health risk evaluation, including: chemical-specific toxicity data such as cancer potency, exposure routes, exposure duration, age sensitivity and breathing rates. HARP calculates the following risk parameters:

- Maximum Individual Cancer Risk (MICR) is the estimated probability of a maximally exposed individual potentially contracting cancer as a result of continuous exposure to TACs over a period of 30 years for residential receptor locations, or 25 years for off-site worker receptor locations. Sensitive receptors such as schools, hospitals, convalescent homes, and day-care centers are evaluated as residential receptors.
- Chronic Hazard Index: Some TACs increase non-cancer health risk due to long-term (chronic) exposures. The Chronic Hazard Index (HIC) is the sum of the individual substance chronic hazard indices for all TACs affecting the same target organ system.
- Acute Hazard Risk: Some TACs increase non-cancer health risk due to short-term (acute) exposures. The Acute Hazard Index (HIA) is the sum of the individual substance acute hazard indices for all TACs affecting the same target organ system. Acute risk is calculated at the nearest receptor at any point beyond the fence line for exposure duration of 1 hour.
- Cancer burden is the estimated increase in the occurrence of cancer cases in a population subject to an MICR of greater than or equal to one-in-one-million (1.0E-06) resulting from exposure to TACs. The cancer burden is determined for the population located within the zone of impact, defined as the area within the 1.0E-06 cancer risk isopleth. The area is determined by measuring the distance from the emissions source to the 1.0E-06 receptor. In this case that distance was 1,950 meters with a calculated zone of impact area of 11.94 km² and an assumed worst-case SCAQMD-default population density of 7,000 persons per km².

Risk impacts due to implementation of the proposed Project are presented in the table below. As shown, the impacts are less than the SCAQMD significance thresholds for cancer, chronic and acute risk for the residential and commercial (worker) receptors.

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

Summary of Health Risk Impacts and Significance Thresholds

Impact Parameter	Theoretical Health Risk Impact (dimensionless)	SCAQMD Significance Threshold (dimensionless)	Significant (Yes/No)
MICR – Resident	5.15E-06	1.0 E-05	No
HIC – Resident	0.0012	1.0	No
HIA – Resident	0.0331	1.0	No
MICR – Worker	1.45E-06	1 E-05	No
HIC – Worker	0.0812	1.0	No
HIA – Worker	0.0331	1.0	No
Cancer Burden	0.08	0.5	No

The above LST analysis for construction emissions, the AQIA analysis for operational emissions, and the HRA for the Project all demonstrate that the proposed project will generate emissions that are below significance thresholds. Therefore, the impact will be less than significant and no mitigation is required.

e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would be located within more than 2 miles from SH-79 and approximately 6 miles from SR-60. Due to the distance from these high traffic facilities, exposure to higher levels of emissions would not be anticipated. Additionally, the project is not a residential or other use that would present the possibility of creating a sensitive receptor on the site that would be exposed to these sources of emissions or any potential point source emitter that may exist in the immediate surrounding area. Therefore, this impact is considered less than significant.

f) While offensive odors rarely cause any physical harm, they can be very unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and the SCAQMD. Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact. Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, schools, etc., warrant the closest scrutiny, but consideration should also be given to other land uses where people may congregate, such as recreational facilities, worksites, and commercial areas. Analysis of potential odor impacts should be conducted for the following two situations:

- Odor Generators – projects that would potentially generate odorous emissions proposed to locate near existing sensitive receptors or other land uses where people may congregate, and
- Odor Receivers – residential or other sensitive receptor projects or other projects built for the intent of attracting people locating near existing odor sources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Because offensive odors rarely cause any physical harm and no requirements for their control are included in state or federal air quality regulations, the SCAQMD has no rules or standards related to odor emissions, other than its' nuisance rule, Rule 402. Any actions related to odors are based on citizen complaints to local governments and the SCAQMD. Lead Agencies can make a determination of significance based on a review of District complaint records. Significant odor problems are defined as:

- More than one confirmed complaint per year averaged over a three year period, or
- Three unconfirmed complaints per year averaged over a three-year period.

For projects locating near a source of odors where there is currently no nearby development and for odor sources locating near existing receptors, the determination of significance should be based on the distance and frequency at which odor complaints from the public have occurred in the vicinity of a similar facility.

If a proposed project is determined to be a potentially significant odor source, mitigation measures should be required. For some projects, operational changes, add-on controls, or process changes, such as carbon absorption, incineration, or relocation of stacks/vents can reduce odorous emissions. In many cases, however, the most effective mitigation strategy is to provide a sufficient distance, or buffer zone, between the source and the receptor(s).

The Project will be located in a flood plain, in an agricultural area more than 1 mile from the nearest public receptor. The Project proposes to install and operate a curing process that has the potential for offsite impacts associated with odor.

Decomposition of organic materials inherently generates a large number and variety of volatile chemical compounds that humans can sense as odors. A compound's volatility, its conversion to a gaseous phase and subsequent migration into the air, is what allows it to be sensed by human noses. The compounds primarily responsible for malodors are thought to include organic sulfides (particularly dimethyl disulfide and dimethyl sulfide), mercaptans, amines, volatile fatty acids, and terpenes. With certain feedstocks, ammonia and, to a lesser extent, H₂S, can be emitted. Important factors in the formation and fate of odor-causing compounds include the feedstocks, nutrient balances, oxygen, aeration, time, moisture, bulk density and porosity, temperature and pH.

The specific feedstock to the CR&R facility will be "digestate", an organic residual from anaerobic digestion of green waste. The anaerobic digestion process will remove the vast majority of the compounds responsible for malodors. In particular, an additive is used in the anaerobic digestion process to remove sulfur, substantially reducing the potential for H₂S emissions during curing.

Ammonia is a byproduct of the curing process. Based on the maximum predicted emission rate from the facility of 8.33 lbs/hr, and using the air quality modeling procedure explained previously, the maximum downwind offsite concentration of ammonia is predicted to be 0.1520 ppmv. According to 3M (3M 2010), the odor threshold for ammonia is 5.75 ppmv. Thus, ammonia is not expected to cause adverse odor impacts.

All commercial composting facilities in California are required to prepare, implement, and maintain a site-specific Odor Impact Minimization Plan (OIMP) pursuant to 14 CCR, Chapter 3.1 §17863.4. In addition, SCAQMD Rule 1133.3, Emission Reductions from Green waste Composting Operations, imposes requirements on the facility that will reduce emissions of VOC and ammonia. With the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development and implementation of the OIMP and compliance with SCAQMD Rule 1133.3, the odor impact from composting operations is expected to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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: MSHCP Consistency Analysis Report for the Bridge Street Stabilized Green Waste Composting Facility, Harmsworth Associates March 2016; GIS database, WRCMSHCP, On-site Inspection. RCA Joint Project Review letter, August 3, 2010

Findings of Fact:

a) The Riverside County Multi-Species Habitat Conservation Plan (MSHCP) is a regional multi-agency conservation plan that provides for the long-term conservation. The Plan protects 146 native species

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of plants, birds, and animals. The Plan covers 1.26 million acres and has the goal of setting aside 40%, or 500,000 acres for preservation by 2029. When the Plan was adopted it included 347,000 acres of public or quasi-public lands, leaving 153,000 acres to be acquired. Today, 79% of the goal for reserves is in place and protects the broad spectrum of plants and animals that live there. The Plan is administered by the Western Riverside County Regional Conservation Authority (RCA).

The project area lies within Core 3 of the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). A large proportion of the Core is unaffected by land disturbances and is only partially constrained by agricultural use. The project site lies within two Area Plan subunits; Subunit 2 – Lakeview Mountains - East and Subunit 4: Hemet Vernal Pool. This project site is located in the following cells; Cell Group N Cells 2167 and 2072, within Subunit 2 (Lakeview Mountains - East) of the San Jacinto Area Plan; and Cells 2166 and 2071, within Subunit 4 (Hemet Vernal Pool Areas - East) of the San Jacinto Area Plan (Figure 7). Conservation criteria and analysis for each Cell unit is discussed below.

Conservation within Cell Group N will contribute to assembly of Proposed Noncontiguous Habitat Block 5. Conservation within this Cell Group will focus on chaparral and coastal sage scrub and grassland habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group U to the east, to chaparral habitat proposed for conservation in Cell #2663 to the south, and to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group L in the Lakeview/Nuevo Area Plan to the west. Conservation within this Cell Group will range from 25%-35% of the Cell Group focusing on the southern portion of the Cell Group.

Less than 5% of this Cell Group, is within the proposed project site (along the northwestern border of the Cell Group) and approximately 35-acres of the cell is within the proposed project development footprint. The small portion of this Cell Group within the proposed project site is in an area not targeted for conservation, as conservation in the Cell Group will focus in the southern portion of the Cell Group south of Ramona Expressway. The project site is located north of Ramona Expressway. In addition, the small area of the Cell Group within the proposed development footprint would not impact the conservation objects for this cell. The proposed the project is in compliance with the MSHCP objectives for this Cell Group.

Conservation within Cell 2166 will contribute to assembly of Proposed Constrained Linkage 20. Conservation within this Cell will focus on playas/vernal pool habitat and agricultural land adjacent to the San Jacinto River. Areas conserved within this Cell will be connected to playas/vernal pool habitat and agricultural land proposed for conservation in Cell #2071 to the north and to water habitat and agricultural land proposed for conservation in Cell Group K in the Lakeview/Nuevo Area Plan to the west. Conservation within this Cell will range from 40%-50% of the Cell focusing in the northwestern portion of the Cell.

Less than 15% of this cell is within the proposed project site (the northeastern corner of the cell) and less than 23-acres of the cell is within the proposed project development footprint. The small portion of this cell within the project site is in an area not targeted for conservation as conservation in the Cell will focus in the northwestern portion of the Cell. The project site is located in the northeastern corner of the cell. In addition, the small area of the cell within the proposed development footprint would not impact the conservation objects for this cell. The proposed project is in compliance with the MSHCP objectives for this Cell.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation within Cell 2071 will contribute to assembly of Proposed Constrained linkage 20. Conservation within this Cell will focus on playas/vernal pool habitat and agricultural land adjacent to the San Jacinto River. Areas conserved within this Cell will be connected to playas/vernal pool habitat and agricultural land proposed for conservation in Cell #2166 to the south and Cell #2070 in the Reche Canyon/Badlands Area Plan to the west. Conservation within this Cell would be approximately 5% of the Cell focusing in the southwestern portion of the Cell.

Over 50% of this cell is within the proposed project (the eastern portion of the cell) and approximately 75-acres of the cell is within the proposed project development footprint. The portion of this cell within the proposed project is in an area not targeted for conservation as conservation in the Cell will focus on a small area in the southwestern portion of the Cell. The proposed project is located in the eastern portion of the cell and avoids the southwestern portion of the cell. The proposed project site is in compliance with the MSHCP objectives for this Cell.

The County Planning Department conducted Habitat Acquisition and Negotiation Strategy (HANS) reviews for the 69 acres identified by APN 425-070-023 (HANS Case No. 1967) and the 113.5 acres identified by APN 425-070-002, (HANS Case No. 2295) that determined that no conservation was required for either property. The Regional Conservation Authority conducted Joint Project Review over 69 acres of the 202 acre project site. They also concluded in their letter dated August 3, 2010 that the project is consistent with the MSHCP and required no conservation.

The proposed project is located in proximity to WRMSHCP Criteria Cells and will need to be consistent with MSHCP Section 6.1.4, Urban/Wildlands Interface Guidelines. It is important to recognize that the project represents a change of use from sod fields/irrigated crops/the existing composting facility to a more extensive composting facility. The following shows how the project will be consistent with the guidelines presented in Section 6.1.4 of the MSHCP.

On drainage, the project will conform to Regional Water Quality Control Board specifications as part of the Waste Discharge Permit for the facility. There will be no runoff from the project site to any conservation area. Onsite detention basins will be used to control any onsite waters arising from rainfall and composting operations.

On Toxics, the project will conform to Regional Water Quality Control Board specifications as part of the Waste Discharge Permit for the facility. Since there will be no runoff from the project site to any conservation area and since onsite detention basins will be used to control any ensure waters arising from rainfall and composting operations no toxics will enter any conservation areas.

No specific night lighting will be used and night operations are not planned. If night lighting is used, shield lights will be used to avoid lighting any adjacent open space or conservation areas.

Noise from the composting facility will not exceed typical residential uses. The only noise will be from trucks and other farming equipment which are not typically noisy and would not exceed existing noise levels along Bridge Street.

Landscaping is proposed only along the Bridge Street frontage. No plants listed on Table 6-2 of the MSHCP and no plants listed by Cal-IPC will be installed onsite.

There will be no public access to the project site. Project staff will be educated of the requirements to stay onsite and not to enter any adjacent open space or conservation areas.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Grading will be limited to the work associated with the detention basin and collection channel along the easterly boundary. There will be no manufactured slopes associated with the project and no grading will extend into any conservation areas.

b,c) The project site is within the MSHCP Criteria Area Species and Narrow Endemic Plant Species for a number of species. Overall, the proposed project, as designed, would have minimal impacts to the few native plant and wildlife species because the project site has been disturbed by previous agricultural activity. Therefore, suitable habitat no longer exists at the site for any of these plant species. Focused surveys for Criteria Area Species or Narrow Endemic Plant Species are not required as none of these species can occur onsite in its current condition.

One special status species, California horned lark (*Eremophila alpestris actia*), occurs in sparse grasslands and areas of low vegetation cover, and are common in open sparsely vegetated areas. The biological assessment for the project determined that the species does not occur onsite. The California horned lark is a covered species under the MSHCP. With the payment of the required fee, no additional mitigation/action will be required.

The project site is located within the MSHCP burrowing owl (*Athene cunicularia*) survey area. A Burrowing Owl study was conducted for this project that determined that no burrowing owls, or their sign, were detected during the surveys. There was no evidence that any burrowing owls occur onsite. In addition, this species has not been recorded from the project site in the past. However, pursuant to MSHCP requirements, an additional focused burrowing owl nesting survey shall be conducted within 30 days prior to site disturbance as required during the owl breeding season to comply with the MSHCP (Sections 6.3.2 of MSHCP Plan).

The project site is located within the MSHCP Los Angeles pocket mouse (LAPM) (*Perognathus longimembris brevinasus*) survey area. Based on the results of the field survey, suitable habitat no longer exists at the site for LAPM. Therefore, focused surveys are not required for Los Angeles pocket mouse as this species cannot occur onsite in its current condition.

In summary, the site supports no native habitats and few native plants. The site has no potential to support criteria area species or narrow endemic plants. The change in use will have minimal impacts to native plants. The few cottonwood trees onsite should remain if possible. Currently the site supports few native wildlife. Burrowing owl could nest in the San Jacinto River natural area and forage onsite. California horned lark occur onsite and likely nest in the area. Other common wildlife species do forage onsite. All of these species could continue to use the site after the change of use to composting and the proposed project would not significantly impact any of these species. The few cottonwood trees onsite should remain if possible, as they provide perching and foraging opportunities for native bird species. Therefore, impacts are considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts will be less than significant with adherence to Riverside County conditions of approval.

e) No riparian/riverine areas (as defined under Section 6.1.2 of the MSHCP) occur in the project site. No impacts will occur.

f) No vernal pools occur in the project site. No vernal pools, temporary rain pools or potential fairy shrimp habitat (as defined under Section 6.1.2 of the MSHCP) occurs in the project site. No impacts will occur.

g) There are no additional policies or ordinances relating to biological resources relating to the project site beyond the provisions of the MSHCP. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, A Phase I Cultural Resources Assessment for the CR&R – Regional Composting Facility, Brian F. Smith & Associates, March 2, 2016

Findings of Fact:

a) Site P-33- 006276 was recorded by The Riverside County Historical Committee recorded in 1982 on the project site consisting of a barracks building, which was built in 1941, used to house the Anti-Aircraft Training Center at Camp Haan during World War II. The site record form indicates that after the war, the barracks were sold as surplus and moved to the location within the project area to be used as storage. The building could not be relocated during a field survey of the property. According to aerial photographs of the property, it appears that the storage building was demolished sometime before 2005, when the current water detention basin becomes visible. No other historic resources were identified on the subject site. Therefore, no impact resulting from the proposed project will occur.

b) A cultural resources survey of the subject site did not identify any historic resources. Therefore no impact will result from the proposed project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

9. Archaeological Resources

a) Alter or destroy an archaeological site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)				
e)				

Source: On site inspection and A Phase I Cultural Resources Assessment for the CR&R – Regional Composting Facility, Brian F. Smith & Associates, March 2, 2016

Findings of Fact: A records search, field survey, Native American consultation, and report were prepared by Brian F. Smith & Associates. The report produced the findings that follow:

a. Based upon a field survey conducted on the project site on January 8, 2016, no cultural resources were identified. Because the potential that buried resources could exist below the cover of the sod farm or piles of mulched vegetation and the minimal grading required to remove the sod and to address water quality requirements from the Regional Water Quality Control Board, grading should be monitored by an archaeologist and Native American representative. Therefore, a Cultural Resource Monitoring Plan (CRMP) should be prepared by a qualified archaeologist. This is recommended as a condition of approval for this property. This is considered a standard Conditions of Approval and pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

b. Based upon analysis of records and a survey of the property by Brian F. Smith & Associates, it has been determined that there will be no impacts to significant resources as defined in California Code of Regulations, Section 15064.5 because they do not occur have not been identified on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant historic resources and no impact would occur.

c. Based on an analysis of records and an archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On site inspection and A Phase I Cultural Resources Assessment for the CR&R – Regional Composting Facility, Brian F. Smith & Associates, March 2, 2016, Tribal Consultations

a) i and ii) As noted previously in Section 9.a-b), the report determined that no archaeological resources exist on the site. Despite no resources being present aboveground, the potential for uncovering archaeological resources that could be defined as tribal cultural resources still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the resource (COAs 10.PLANNING.1 and 10.PLANNING.2). Additionally, the project has been conditioned for monitoring from an appropriate native American tribe during grading activities (COA 60.PLANNING.3). The above are considered standard Conditions of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Additionally, based on Native American consultation, notifications about this project were sent on March 30, 2016 to seven Native American groups who had requested to be noticed pursuant to AB52. No response was received from CRIT or Cahuilla. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Morongo deferred to Soboba and did not request consultation. San Manuel deferred to tribes closer to the project area. Requests for consultation were received from Pechanga and Soboba. Soboba did not identify any Tribal Cultural Resources within the project area but expressed concern that there may be subsurface resources and requested to monitor during grading. The Pechanga Band of Luiseño Indians has provided tribal cultural information that the project may fall within a Traditional Cultural Landscape. Also, based on the tribal cultural values and information provided, Pechanga believes this landscape to be a Tribal Cultural Resource. While the archaeological study did not indicate any physical archaeological resources on the property, it must be noted that Tribal Cultural Resources are not limited to only physical resources, but may also incorporate resources of an intangible nature. Even though the project's impacts will occur within a potential Traditional Cultural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Landscape, the impacts will not cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code 21074.

10. Paleontological Resources

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

Source: On site inspection and Paleontological Resource Assessment and preclusion of a Paleontological Resource Impact Mitigation Program (PRIMP) for the CR&R – Regional Composting Facility project site, Brian F. Smith & Associates, January 26, 2016

Findings of Fact:

a) The project area is located in the floodplain valley of the San Jacinto River, and is shown to have a High (High B) paleontological sensitivity, as shown on the current paleontological sensitivity map of Riverside County that was prepared by LSA Associates, Inc. in 1999. A High A paleontological sensitivity ranking is assigned where the “map-able rock units ... contain fossilized body elements, and trace fossils ... These fossils occur on or below the surface.” A High B ranking is the same as a High A ranking, except that it “is based on the occurrence of fossils at a specified depth below the surface. The category High B indicates that fossils are likely to be encountered at or below four feet of depth, and may be impacted during excavation by construction activities.” Sediments consisting of Holocene and latest Pleistocene alluvium are generally considered to be too young to contain significant fossil resources, and are thus typically only accorded a low paleontological resource potential and a low paleontological sensitivity. A field survey, records check, and fossil collections at the San Bernardino County Museum revealed a low potential for fossils due to the young superficial alluvial deposits at the project site. Grading is not expected to reach depths where older alluvial deposits may occur. Therefore, the potential impact is less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is 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?

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

Source: Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database,

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a,b) The project site's closest active fault (San Jacinto Fault - San Jacinto Segment, also known as the Claremont Fault) is located about 50 feet from the far northeast portion of the site and portions of the site lie within the State of California Earthquake Fault Zone (A-P Zone) for this fault. The potential for surface fault rupture at the site is possible. However, no permanent structures are proposed as part of this development and no known mapped faults are known to project through or toward the proposed habitable structures.

The seismic design of structures shall adhere to the seismic design parameters in the most recently adopted version of the Universal Building Code (UBC 2007). Due to the potential for this site to be affected by surface fault rupture, further studies should be performed for any buildings proposed within the AP-Zone after the building locations are firmly established. Appropriate structural setbacks from any active faults should be provided. Current project design places no structures for human occupancy within the AP-Zone. The depths of the required removals to limit the potential for settlement of the proposed structures should be further evaluated during future site specific geotechnical investigations (design level study). The actual depths of removal should be more accurately estimated during future site specific preliminary soils investigations and ultimately determined during the grading operation. (COA 60.BS GRADE.4). This is a standard requirement and not considered mitigation pursuant to CEQA. With the implementation of standard building code requirements, impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction",

Findings of Fact:

a) The project site has a low to moderate potential for liquefaction. A quantitative liquefaction analysis should be performed utilizing the data developed during the future site specific geotechnical investigation (design level study) to determine specific grading and building design measures to incorporate to limit the potential for liquefaction. (COA 60.BS GRADE.4). This is a standard requirement and not considered mitigation pursuant to CEQA. With the implementation of standard building code requirements, impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) Based on location in the seismically active Southern California region, the site is susceptible to ground shaking events. However, potential impacts would not be higher at the project site than elsewhere in the region. In addition, according to the County of Riverside General Plan, the proposed project site is not located within a significant seismic groundshaking zone. The project is conditioned to comply with all building codes which will ensure adequate protection against ground shaking events. These are not considered mitigation for CEQA purposes. With adherence to building code requirements, the proposed project will not result in significant impacts due to seismic ground shaking

Mitigation: No mitigation is required

Monitoring: No monitoring is 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-4 "Slope Instability" and Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The site contains no fill areas that would produce unstable conditions. The property lies within a broad alluvial plain that, based on the absence of steep slopes and rock outcroppings, is not susceptible to landslides, collapse, and rock fall hazards according to Riverside County General Plan Exhibit S-4. No buildings are proposed, therefore no lateral spreading of foundations would occur. Therefore, no impact would occur from risk of landslide.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

15. Ground Subsidence

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the Riverside County General Plan, the project site is not located within an area of potential ground subsidence. No structures are proposed, so no potential exists for structural damage due to subsidence. Therefore, there is no impact relating to ground subsidence.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

16. Other Geologic Hazards

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas" and S-10 "Dam Failure Inundation Zones"

Findings of Fact:

a) There is a low potential for this site to be affected by seismically induced flooding from a reservoir failure up gradient from the site due to the absence of any such facilities. General Plan Figure S-10 illustrates the pathway water discharged from a failed dam to follow the course of the San Jacinto River. No structures are proposed in proximity to the San Jacinto River corridor. There is a low potential for the site to be affected by a seismically induced seiche emanating from the nearby seasonal body of water locally known as Mystic Lake. The 'lake' occurs with seasons of heavy rainfall, with a shallow water surface elevation. Given the absence of structures within the site, the impact is considered less than significant, and no mitigation is required.

Mitigation: No mitigation is required

Monitoring: No monitoring is 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,b,c) Development of the proposed project will not substantially change the existing topography. The project does not propose to create slopes at a ratio greater than two to one (2:1) and higher than ten (10) feet. No subsurface sewage disposal systems are proposed. Therefore, no impact relating to slope impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required

Monitoring: No monitoring is required

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Table 18-1-B of the Uniform Building Code (1994). Project Application Materials, On-site Inspection.

Findings of Fact:

a) No site grading, other than to create a required detention basin, and no building construction is proposed. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

b) No permanent structures or foundations are proposed that would be impacted by expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994). Therefore, there is no impact.

c) The proposal will not require the use of domestic sewer or septic tank systems. Chemical toilets have been, and will continue to be used, as shown on the Exhibit 'A' site plan. Therefore, there will no impact on local soils.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

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

Findings of Fact:

a) Trenching, grading, and compacting associated with construction of structures, modification

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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/relocation of underground utility lines, and landscape/hardscape installation could expose areas of soil to erosion by wind or water during these construction processes. A condition (COA 60.BS GRADE.1) has been placed on the project to comply with the National Pollution Discharge Elimination System (NPDES) during grading and/or construction activities. The project is conditioned (COA 10.BS GRADE.7) to provide erosion control on graded but undeveloped land. The Riverside County Geologist and the Building and Safety Department Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. The addition of paved and landscaped areas would, over the long term, decrease the potential for erosion because fewer exposed soils would exist at the site. With the implementation of erosion controls the project will have a less than significant impact on soils. This is a standard condition of approval and are not considered mitigation for CEQA purposes.

b) The project is designed to contain surface flows on site in order to meet water quality requirements. A secondary effect of these containment features is to control the rate of surface flow and avoid erosion. Therefore, the impact will be less than significant and no mitigation is required.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

a) The project site lies within a moderate area of wind erosion. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10. BS GRADE. 4). This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant and no mitigation is required.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: CR&R Lakeview Compost Facility Air Quality and Greenhouse Gas Technical Report, Yorke Engineering, March 2016

Findings of Fact:

a) The proposed Project is expected to emit GHG emissions from both construction and operations. Project construction involves a number of individual activities that have the potential to emit GHG. These activities include:

- Site clearing, which may emit GHG from combustion of fuel in the off-road equipment and work trucks;
- Grading, which may emit GHG from fuel combustion in the off-road equipment and work trucks;
- Worker commuting, which may emit GHG from fuel combustion in personal vehicles; and
- Operation of work trucks and equipment, including, but not limited to, haul trucks, water trucks, and delivery trucks, which may emit GHG from fuel combustion in the vehicles.

Construction GHG emissions are summarized in the table below. Column 4 provides total emissions amortized over the life of the project of 30 years

Summary of Project Construction GHG Emissions

Column	1	2	3	4
	CO2 (MT)	CH4 (MT)	CO2e (MT)	CO2e (MT/yr)*
Site Preparation, On-Road Sources	6.80	0.00	6.80	0.23
Site Preparation, Off-Road Sources	74.10	0.02	74.66	2.49
Grading, On-Road Sources	8.16	0.00	8.16	0.27
Grading, Off-Road Sources	106.24	0.03	107.05	3.57
Total	195.3	0.05	196.67	6.56

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Total construction GHG emissions are amortized over a 30-year useful life

Operating GHG emissions fall into three general categories: 1) worker commutes, 2) operation of off road equipment onsite; and 3) GHG emissions from the composting/curing activities. The GHG emissions associated with the curing of the proposed feedstock material currently occurs and will continue to occur into the future, with or without the proposed Project. Digestate that would be processed at the proposed Project is derived from green waste that is currently processed at existing composting facilities and ground applications in Southern California. Therefore, GHG emissions from the proposed Project are within the baseline conditions and are not an impact generated by the Project. GHG emissions from the curing operation are not estimated.

Project operating emissions are estimated for the following activities:

- On road vehicle operation which would emit GHG from fuel combustion in personal vehicles and haul trucks; and
- Operation of off road equipment onsite, including, but not limited to water trucks, front-end loaders used to build compost piles, and "turners" used to turn the compost piles which would emit GHG from fuel combustion in the equipment. Annual unmitigated operating emissions are presented in the table below.

Summary of Project Operational GHG Emissions Phase

	CO2 (MT/yr)	CH4 (MT/yr)	CO2e (MT/yr)
Operation, On-road Sources	862.40	0.02	862.98
Operation, Off-road Sources	1,238.83	0.37	1,248.17
Total	2,101	0.39	2,111

In accordance with SCAQMD guidance, the total construction emissions shown in the "Summary of Project Construction GHG Emissions" are amortized over the life of the project, assumed to be 30 years, as shown below under the GHG Significance Determination. The total GHG emissions from the Project are below the threshold of 10,000 MT CO₂e per year for industrial projects (Tier 3) established by the South Coast Air Quality Management District (SCAQMD). Thus the construction operation of the proposed Project is expected to result in less than significant impacts for GHG emissions.

GHG Significance Determination

Phase	CO2e (MT/year)
Construction Activities*	6.56
Operational Activities	2,111
Total	2,117.56
CEQA Significance Threshold	10,000
Significant? (Yes/No)	No

*Total construction GHG emissions are amortized over a 30-year useful life.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Since the project will not exceed the screening threshold proposed by SCAQMD, the project will not conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, EPA Title 40, Part 503 Appendix B, Pathogen Treatment Processes, California Integrated Waste Management Plan Article 7 Section 17868 et seq., aerial photos, <http://www.envirostor.dtsc.ca.gov/public>. California State Water Quality Control Board Resolution R02-021

Findings of Fact:

a,b) All green and food waste material collected by CR&R will first be processed to break down waste components and remove any contaminants through their Anaerobic Digestion (AD) facility located in Perris, CA. The digestate (composted) soil material that is produced at the Perris facility will then be shipped to the subject site for drying and blending for shipment to a final market. The site will not be open to the public, and will only be used for organic material handled and contracted by CR&R. Material delivered to the site from the single source, (being the AD facility) will be on site an average of approximately 30 to 60 days. The digestate soil material will be subject to Federal EPA, State Integrated Waste Management Plan, and Riverside County Local Enforcement Agency standards. The County LEA will perform reporting and inspection procedures designed to render a product free of pathogens and safe for public transport and use. Under California RWQCB Resolution R02-021 the Board does not consider green waste to be a hazardous waste, and in fact encourages recycling green waste through composting through legislation that includes AB 1594, AB 1826, and AB 341). Therefore, there

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be no potential for hazards to the public resulting from an accident or upset involving a green waste vehicle, and impacts are be less than significant.

c) Access to the project site is provided via Bridge Road. Bridge Road was reduced from a Major to a Local Collector under GPA 960. Additional right-of-way is conditioned under this permit in order to establish a stacking lane for west-bound traffic making a left turn into the project site. The design of the left turn pocket is shown on Page 2 of the Site Plan for CUP 3741. No change is proposed to access into and within the project site. The existing onsite circulation accommodate large haul vehicles with well-defined travel routes and signage. By implementing Riverside County street improvement design, adding a stacking lane on Bridge Street, and having well-defined onsite travel routes the design of the project will not impede any emergency response along Bridge Street or onsite. The impact is less than significant and no mitigation is required.

d) Green waste collected by CR&R will all be processed at their anaerobic decomposition facility in Perris, CA. The digested soil amendment will be shipped to the project site for drying and blending. Therefore, the potential for hazardous material entering the waste stream at the site or generating hazardous emissions is eliminated. There are no schools existing within ¼ mile of the project site. There is no impact resulting for this project relating to emissions in proximity to schools.

e) There are no hazardous materials identified by CalEPA on the project site or in the vicinity of the project. Therefore, no impact will result relating to the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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,b,c,d) The project is not located in an Airport influence area, nor is it in the vicinity of any private airstrip. Therefore, the proposed project will not result in an inconsistency with an Airport Master Plan, require review by the Airport Land Use Commission, or result in a safety hazard from aircraft to employees of the project on-site. No impact on airports will result from this project.

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

Monitoring: No monitoring is required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) The project site is not located within a hazardous fire area. The project site and lands to the north, and east are under active agriculture. Therefore, implementation of the project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. No impacts are anticipated; therefore, no mitigation measures are required.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition. *Technical Memorandum for APN 425-070-002 and 425-070-025, RWQCB General Order for Conditional Waiver of Waste Discharge Requirements for Agricultural Operations in the San Jacinto River Watershed (RV-2015-0019) for Tier II Facilities, Compost Design Criteria, November 19, 2015.* Project Landscape Plan.

Findings of Fact:

a) The project site lies within a 100-year flood plain. The Riverside County Flood Control and Conservation District has specified a design to limit obstructions to sheet flow runoff to no more than 30% in accordance with criteria for rural properties within flood plain areas. Compost volume and storage will be altered seasonally. The site can be fully used during dry weather months, (April 1 to September 30), exclusive of runoff conveyance and storage improvements. The site will be limited to 75% of the 130,000 cubic yard compost storage volume during the wet season, October 1 to March 31), with designated limitations on areas under active composting. The existing sheet flow condition on Bridge Street must be maintained.

The project will be required to demonstrate that run-on flows will not enter project area, using a flow rate based on the maximum capacity of the San Jacinto River Low Flow Channel. This may require a diversion channel that will direct run-on away from the proposed compost stockpile areas. Runoff emanating from the project will be managed in the following manner: 1. windrows will be oriented to perpetuate the existing surface flow to avoid the creation of barriers. 2. A separation of up to 75 feet between windrows will be provided to also perpetuate surface flows. 3. All on site storm water will be directed to a retention basin that implements a liner with a hydraulic conductivity of 1×10^{-5} cm/s or Regional Water Quality Board criteria. The retention basin will be sized to retain a 100-year, 24 hour storm event. The retention basin must be located within the project site and cannot impede the flood plain associated with the maximum flow rate for the San Jacinto River Low Flow Channel. This design is intended to maintain the flow regime within the San Jacinto River. No new impervious surfaces will be introduced within the project site. These provisions will reduce the potential impact to a level of insignificance and will be set forth in the operating permit for the facility. No mitigation is required.

b) The project's location within a floodplain and the presence of compost material on the site present a potential for such material to be washed downstream in an extreme flooding event of the San Jacinto River, which has occurred in the past on the project site. Such an event presents potential for violation of water quality standards by the project. The proposed project will be issued an Individual WDR (Report of Waste Discharge) permit by the Santa Ana Regional Water Quality Control Board pursuant to California Water Code Section 13260. The project will also require a General Industrial Permit. Under the SARWQCB permit, the operator will be required to implement a nutrient management plan and best management practices (BMPs) to reduce nutrient discharges to surface and groundwater, which will include providing a liner with a hydraulic conductivity of 1×10^{-5} cm/s or Regional Water Quality Board criteria within the detention basin and installing three monitoring wells. The retention

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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basin will be sized to retain a 100-year, 24 hour storm event. In addition, an Operations and Maintenance Plan shall be prepared to include catastrophic flood event BMPs, such as equipment removal and flattening the windrows. The Operator will be expected to implement other structural BMPs, such as the pond and diversion channel to control onsite surface drainage. These BMPs reflect RWQCB requirements that serve to avoid any violations of water quality standards or waste discharge requirements. RWQCB staff have inspected the digestate plant and the composting site. They have examined lab analysis of composted material and have concluded that under permitting requirements and mitigation measures MM-HWQ-1 through MM-HWQ-2 the proposed Tier II facility will result in a less than significant impact upon water quality and would not result in a violation of water quality standards.

c) The proposed project will utilize existing ground water sources and will not connect to a community water system. The applicant is applying to the Eastern Municipal Water District for a plan of service for recycled water to meet the irrigation needs for the project. The projected water demand for landscape irrigation is 548,303 gallons per year is significantly less than the existing water demand required to irrigate the sod farm. Therefore, no increases impact relating to groundwater overdraft will occur. Drought tolerant landscaping will be used in accordance with County Ordinance 859 and irrigated by recycled water.

d) Compliance with the Provisions of the Technical Memorandum as described in a) above and the permitting requirements described in b) above will avoid impacts relating to storm water capacity and contaminated runoff. Therefore, the impact is less than significant with the mitigation measures discussed above and noted below.

e) Although the proposed project lies within a 100-year flood plain, it does not involve the development of residential uses that would place housing within a 100-year flood plain.

f) No new structures are proposed as part of this development.

g) In addition to the design criteria outlined in a) and b) above, the project will be required to gain approvals and required permits for the Riverside County Flood Control and Conservation District for development of a compost site within a 100-year flood plain. No other water quality impacts are anticipated that are not already addressed in sections a) and b) previously. No additional impact would occur.

h) Operational controls will continue to be in place to control odor and vector management. The principle source for both will be the detention basin. The basin has the potential to be a source for strong odors with the mixing of organic material in standing water. The standing water also has the potential to be a breeding pond for mosquitos. Pursuant to the General Construction Permit and the Waste Discharge Report, the operator is required to employ BMPs to clean out the detention basin as needed to control odors and vectors. The LEA will provide ongoing monitoring to assure that project BMPs are implemented and that these nuisance conditions never occur. With these procedures in place, the impact is less than significant.

Mitigation measures:

MM-HWQ-1:

Water quality monitoring wells shall be installed prior to occupancy/operation of the Tier 2 operation in conformance with the requirements of the Regional Water Quality Control Board (Santa Ana Region)..

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM-HWQ-2:

A Report of Waste Discharge (WDR) and supporting Technical Report (Form 200) shall be submitted to the Santa Ana Regional Water Quality Control Board prior to grading permit issuance. The WDR shall be in conformance with the Technical Memorandum and Riverside County MS 4 Permit.

MM-HWQ-3:

A NPDES Industrial General Stormwater Permit (IGP) may be required based on further review by the RWQCB. If so, it will be filed prior to grading permit issuance. A Construction General Stormwater Permit will be required based on the fact that more than 1 acre of disturbance will occur due to water quality and drainage improvements.

MM-HWQ-4:

The existing detention basin will include providing a liner with a hydraulic conductivity of 1×10^{-5} cm/s or Regional Water Quality Board criteria having a capacity to accommodate a 100 year-24 hour event for onsite surface runoff.

MM-HWQ-5:

An operations and Maintenance Manual shall be prepared BMPs to address a catastrophic flood event and other structural BMPs to address erosion control and normal surface flows.

MM-WWQ-6:

The natural flood plain surface elevation shall not be exceeded.

MM-HWQ-7:

Windrows shall be laid out in a manner that will perpetuate surface drainage flows.

Monitoring: The Riverside County Flood Control District will monitor the project conditions of approval prior to approval of the Grading Plan Check processes.

26. Floodplains

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

	NA - Not Applicable <input 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 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"/>
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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact
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Source: 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, RWQCB General Order for Conditional Waiver of Waste Discharge Requirements for Agricultural Operations in the San Jacinto River Watershed (RV-2015-0019) for Tier II Facilities.

Findings of Fact:

- a) The project site lies within a 100-year flood plain. The Riverside County Flood Control and Conservation District requires a channel to control potential surface flows emanating from the project site from leaving the project. In addition, the project will need to demonstrate that a flow rate equal to the San Jacinto Low Flow capacity will not impact the compost areas. This may require a channel to prevent the offsite flows from entering the project. The project must limit obstructions to the on-site sheet flow runoff and the 100 year flood plain to be no more than 30% of the overall project area in accordance with criteria for rural properties within flood plain areas. Seasonal adjustments will be made to compost volume and storage and a 25-year, 24-hour lined retention basin is required to contain the runoff emanating from the project area. The existing sheet flow condition on Bridge Street must be maintained. These measures are taken in order to control discharge into the San Jacinto River Low Flow Channel. These measures will maintain the rate and amount of surface flow impacting the San Jacinto River, and result in a less than significant impact.
- b) Implementation of the proposed project will decrease absorption rates from the existing condition. Surface flows will be collected in an onsite retention basin. The retention basin will be expanded to accommodate a 100-year 24-hour capacity designed with a liner having a hydraulic conductivity of 1×10^{-5} cm/s, as required under the RWQCB General Order RV-2015-0019 for Tier II Facilities. As a result, natural absorption will be very minimal and impacts will be less than significant..
- c) There are no water impoundment facilities in the area that would invoke flood hazards due to dam or levee failure. Therefore, no impact would occur and the impact would be less than significant.
- d) The proposed project does not include features that would increase the amount of surface water. The drainage program serves to manage surface drainage at the volume and rate that currently exists. Therefore, the impact is less than significant.

Mitigation: See Hydrology and Water Quality.

Monitoring: See Hydrology and Water Quality.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a) The General Plan land use designation for the site is currently Open Space: Conservation (OS:C) and is zoned Heavy Agriculture (A-2). The project includes a General Plan Amendment to change the land use designation to Agriculture (AG). Although this does represent a change in the planned land use of the area in terms of designation, the proposed designation of Agriculture (AG) is more reflective of existing conditions and is compatible with the existing land uses which generally consist of agricultural related uses. Green waste composting facilities are permitted in the A-2 zone with a Conditional Use Permit. The proposed project is an expansion of a previously approved Tier I Registration permit from the Riverside County Department of Environmental Health. to allow green waste composting and a sod farm. The green waste facility is compatible with the agricultural uses in the area. Therefore, the proposed project will not substantially alter the present or planned land uses of the area and impacts would be less than significant.

b) The site of the proposed project does not lie within the sphere of influence of any city.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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

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

Findings of Fact:

a) The project site's existing zoning classification is Heavy Agriculture (A-2) and the proposed use is a conditionally allowed use within the zone and the project as proposed is consistent with the development standards of the zone. Therefore the proposed project is consistent with the zoning and no impact will occur.

b) The proposed project is compatible with the existing and surrounding zoning classifications as adjacent parcels are zoned Heavy Agriculture (A-2) to the west, south, and east that is the same as the project site and Controlled Development (W-2) to the north. These zones are compatible with the project site's existing zoning and the proposed use. Therefore, no impact will occur to surrounding zoning.

c) The proposed project is compatible with the existing and planned surrounding land uses in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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area as adjacent properties are designated Open Space: Conservation (OS:C) to the north, south, east, and west, and Agriculture (AG) to the west and further to the east. These land use designations are compatible with the project site's proposed land use designation of Agriculture (AG) and the proposed use. Therefore, no impact will occur to surrounding existing and planned land uses.

d) The proposed development is consistent with the proposed Agricultural (AG) land use designation and all other policies of the General Plan. Therefore, no impact will occur from inconsistency with the land use designation and other policies of the General Plan.

e) The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent parcels are vacant. No impact will occur.

Mitigation: No mitigation is necessary

Monitoring: No monitoring is necessary

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Per the Riverside County General Plan, the project site is located within Mineral Zone MRZ-3 pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not 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, nor would the Project 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. Thus, no impact would occur.

c) The project site is not located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project does not propose or is located within existing or abandoned quarries or mines. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is necessary

Monitoring: No monitoring is necessary

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

Findings of Fact:

a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip; therefore, no impacts will occur as a result of the proposed project.

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: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed 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
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32. Highway Noise				
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: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

33. Other Noise				
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:

No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project will employ the use of a tractor to turn windrow piles on prescribed intervals to produce anaerobic decomposition within the compost piles. Currently compost operations and sod farming exist on the site that use similar type of equipment. Although the proposed project may increase the amount of equipment and frequency of equipment operations, the amount of equipment and equipment operations would not extend beyond the property lines and resulting noise levels are not expected to substantially increase those presently occurring with green waste composting operations at the site to substantially permanently increase noise levels in the area. Therefore, no substantial permanent increase in ambient noise levels are anticipate and impacts would be less than significant.

b) The proposed project may result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, grading and construction activities are expected to be minimal, primarily related to grading necessary for drainage improvements.

Additionally, Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. Therefore, based on the limited grading and construction anticipated and existing requirements for construction times, impacts from temporary or periodic activities on ambient noise levels are anticipated to be less than significant.

c) The proposed project does not have the potential to result in the exposure of persons to noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has no existing residential uses that are typical sensitive receptors in the immediate surrounding area. Uses within the immediate area consist of agricultural uses, which the Riverside County General Plan Noise Element Table N-1 notes as noise levels up to 75 dBA CNEL as being normally acceptable. Based on the limited scale of the facility, the project would not be anticipated to produce near this level of noise to impact the surrounding agricultural uses. Additionally, these agricultural uses would use similar type of equipment as the proposed project that would produce similar levels of noise; therefore, these adjacent uses would general not be incompatible with the noise generated by the proposed project. Since noise generated by the project is not anticipated to exceed any established noise standards, impacts would be less than significant.

d) Although the project would use trucks to haul material on and off-site and some heavy equipment for handling the material on-site, the proposed project would not utilize any equipment during construction or operation that would generate high levels of vibration (i.e. pile driver, blasting, etc.) that could impact immediate surrounding land uses. Therefore, the proposed project will not expose a person to excessive ground-borne vibration or groundborne noise levels.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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) Implementation of the project will not displace any existing housing as the site is currently used for green waste composting and a sod farm. Therefore, replacement housing will not be necessitated elsewhere; therefore, no impact will occur.
- b) The project will not create any significant demand for housing; therefore, no impact will occur
- c) No persons live on the project site, so no displacement of people can result from project implementation.
- d) Redevelopment Project Areas are no longer in place, so such designated area cannot be impacted; therefore, no impact will occur.
- e) Based on the nature of the project to not generate additional population, there will be no exceedance of official regional or local population projections; therefore, no impact will occur.
- f) All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are forecast to occur from project implementation; therefore, no impact will occur.

Mitigation: No mitigation is necessary

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to address the potential incremental impacts to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not substantially physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to address the potential incremental impacts to Sheriff services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required

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

38. Schools

Source: San Jacinto Unified School District correspondence, GIS database

Findings of Fact:

The project will not have a substantial impact on schools in the area as no housing is proposed at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant incremental demand for library services

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The nature of the proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed project does not necessitate or include provisions for recreational facilities so no adverse impact can result from its implementation.
- b) The proposed project will not generate a population that would increase the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The proposed development is not located within a County Service Area.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The San Jacinto Valley Area Plan designates a community trail along Bridge Street. The project has been designed to provide a 10' wide trail within the right-of-way for Bridge Street. This area for trail shall be dedicated along with the entire half width right-of-way to be dedicated to Riverside County prior to issuance of grading permits and improvement of the trail will be included with street improvements for Bridge Street. With the designated trail included with the design and construction of the proposed project, impacts to recreational trails will be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Truck traffic in support of both inbound green waste from the Perris facility and finished product is expected to range from 30-50 vehicle trips per day. Approximately 10 truck trips are anticipated during the AM Peak Hour of 7 AM to 8 AM.

a-b) The proposed project will cause an increase in vehicular traffic. The project proposes a daily increase of two (2) water truck trips, six (6) passenger vehicle trips, and twenty (20) heavy-heavy duty (HHD) (an Environmental Protection Agency classification) truck tips. The project has an existing primary access point located on the southerly-easterly side of Bridge Street which is designated as a Collector within the circulation element. Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the *Circulation Element* describes a Service Level "C" four lane *Urban Arterial Highway* as having 28,700 average daily trips (ADT). As such, the proposed project's additional 50 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project proposed to dedicate an additional 12 feet of right-of-way to provide for a 37 foot half-width along the project frontage, which is consistent with the half width right-of-way for a Collector. Therefore, the map will not 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. Therefore, the impact is considered less than significant.

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

d) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Although the project will provide for an increase in larger trucks, the project is proposing to construct acceleration lanes on Bridge Street from the site and a deceleration/turn lane into the site along the north bound lane. Therefore, there is no impact.

f) No new roads are proposed by the project. Therefore, the project will not create any new county maintained roads and will not cause a need for new or altered maintenance.

g) During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on applicable requirements of the California Manual on Uniform Traffic Control Devices to ensure traffic will not be unduly impacted during construction. Implementation of the project will not cause a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The project does include a community trail along Bridge Street, which is consistent with the General Plan. No bus service exists within the immediate area for the project to connect to or necessitate the need to accommodate a bus turnout at the project site. The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails

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

Findings of Fact:

The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a,b) The applicant has applied to the Eastern Municipal Water District for recycled water service from lines existing at the site to use for landscape irrigation purposes. The District evaluates the annual landscape irrigation budget of 548,303 gallons per year to verify that sufficient reclaimed water exists to serve the development. Therefore, service can be verified and provided using existing facilities without the need to expand facilities elsewhere that might produce secondary impacts, and the resulting impact is less than significant.

Mitigation: No mitigation measures are necessary

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

Due to flood plain considerations, wastewater will be handled by portable toilet facilities. Therefore, there would be no impact on a community wastewater system.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are required

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The proposed project may generate incidental waste from municipal trash mixed with green waste. This will not substantially alter existing or future solid waste generation patterns and disposal services.

b) The Riverside Waste Resources District has conditioned the project to enter into a Maintenance, Restoration, and Remediation Agreement for the life of the Conditional Use Permit to address any potential environmental damage from operations at the site. The project will be consistent with the County Integrated Waste Management Plan.

Mitigation: No mitigation measures are necessary

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?

b) Natural gas?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of SCE, propane provider (if necessary), and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level. The project does not anticipate the need for natural gas or propane for the project.

d) As discussed in section 25, on-site improvements will limit the amount of flows on off-site areas that would not necessitate the need for further storm drain improvements that are not already included in the design of this project and analyzed throughout this document.

e) The proposed project operates during the daytime and does not create additional demand for street lights. No street lights presently exist in the project area. Electricity is available at the project site, which is already disturbed by sod farm and composting activities. These impacts are considered less than significant based on the demand and availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation is necessary

Monitoring: No monitoring is required

49. Energy Conservation

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

Source:

Findings of Fact:

The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation measures are necessary

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), 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. Impacts will be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner. The proposed project represents the entire development sequence and is not part of a chain or projects that could produce impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

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

Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur.

V. 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: None

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.

Revised: 9/8/2017 1:09 PM
 DRAFT EA CUP 3741 CR&R Bridge St 062617

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will handle up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres. All green and food waste material collected will first be processed through their in-vessel Anaerobic Digestion (AD) facility located in Perris, CA. The digestate (composted) soil amendment that is produced at the Perris facility will be shipped to the subject site for drying and blending for shipment to a final market.

The site will not be open to the public, and will only be used for organic material handled and contracted by CR&R. Material delivered to the site from the AD facility will be on site an average of approximately 30 to 60 days. Transfer truck traffic is expected to range from 20 to 30 vehicle trips per day at maximum capacity. The transfer trucks will access the site via either Ramona Expressway or Gilman Springs Road. The expanded facility will utilize most of the 202 acres for green waste windrows, drainage and water quality, as well as vehicular circulation.

The windrows will be up to 8 feet tall with a base width of 16 feet. They will be spaced up to 75 feet apart. The proposed facility will operate Monday through Saturday between the hours of 7AM to 6PM. At full capacity there will be 7-10 employees involved with the operations at any given time. No permanent buildings are proposed by the project. Vehicles associated with the day to day operations include: (3) Front End Loaders; (2) Skip Loaders; (2) Compost Turners; (1) Trommel Screener. Landscape screening is proposed along Bridge Street in the form of 24 inch box trees spaced approximately a minimum of 30 feet apart with low to medium size shrubs and groundcover spaced in between.

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:

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10. GENERAL CONDITIONS

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

RECOMMND

(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. 3741 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3741, Exhibit A, Sheets 1-2, dated 7/20/17.

APPROVED EXHIBIT L = Conditional Use Permit No. 3741, Exhibit L, Sheets 1-3, dated 7/26/16.

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10. GENERAL CONDITIONS

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.

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. 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.

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10. GENERAL CONDITIONS

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - LEA OVERSIGHT RECOMMND

The operation of a composting facility will require approval and permitting from Cal Recycle and Riverside County Local Enforcement Agency (LEA). For further information, please contact the LEA Program at (951)955-8982.

10.E HEALTH. 2 USE - NO FACILITIES RECOMMND

There are no existing structures or facilities and CUP3741 is not proposing any structures or facilities with plumbing. If permanent restrooms or any other type of structure with plumbing is required, additional evaluation will be required from this Department to determine that an approved source of water and wastewater disposal can be provided. Please contact Department of Environmental Health at (951)955-8980 for any additional questions.

**Note:Eastern Municipal Water District (EMWD) is the water and sewer purveyor for the area but at the time of this review, water and sewer has not been established at the site.

10.E HEALTH. 3 USE - ECP COMMENTS RECOMMND

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment reports submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - ECP COMMENTS (cont.) RECOMMND

If previously unidentified 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.

FIRE DEPARTMENT

10.FIRE. 2 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be 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.

10.FIRE. 3 USE- FIRE DEPT ACCESS RECOMMND

Maintain approved fire department access at all times.

10.FIRE. 4 USE* - COMBUSTIBLE STORAGE RECOMMND

Combustible storage shall be maintained in accordance with the California Fire Code and Riverside Fire Department requirements.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located on site as approved by Riverside County Fire Department.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit (CUP) 3741 is a proposal for a regional green waste composting facility on a 202-acres site in the San Jacinto River just south of Mystic Lake. The project site is located on the south/east side of Bridge Street. The District's owned and maintained San

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

San Jacinto River Levee bounds the site to the south. The existing land use for the site is a sod farm and a Tier I (12,500 cubic yards) green waste facility. This is a proposal to expand to a regional composting facility that will handle up to 130,000 cubic yards of green waste material.

Our review indicates that the entire site is located within the 100-year Zone A floodplain limits for the San Jacinto River as delineated on Panel Numbers 06065-1455H and 06065-1460H of the Flood Insurance Rate Maps (FIRM) dated August 18, 2014 issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The limits for the detailed study for determining the floodplain and floodway limits terminates at Bridging Street, which is immediately downstream of the site. The site is partially within the historic lake levels for Mystic Lake in 1993 and entirely within the projected expanding limits for the lake.

Several meetings have been conducted to discuss potential issues with this type of use in the floodplain. The general operation of the facility was discussed and it was stated that the compost piles would be temporary in nature and no permanent structures or fill would be placed on the property. This use would be acceptable with the above understanding. While the type of facility this proposal aspires to be is not stated on the exhibit or project description, this project shows characteristics resembling a Tier II or higher facility with the amount of material to be processed in this proposal. The Regional Water Quality Board (RWQB) may have significant requirements associated with Tier II facility. In particular, RWQB may require the project site to be protected from runoff from the 25-year/24-hour peak flow storm event. It shall be noted, the District will not permit the placement of any permanent/compacted fill within the floodplain unless a floodplain analysis by a registered civil engineer could prove the fill will not impact the 100-year flood elevations, floodway elevations, or floodway widths on San Jacinto River at published sections on the FIRM issued by FEMA and at unpublished cross-sections in the vicinity of the proposed development.

The project proposes to utilize the existing 40-foot access road constructed of compacted native material. No

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

additional paving or impervious area is proposed to be added onsite. This project intends to construct road improvements to Bridge Street, which is a County maintained road, with the guidance from the Transportation Department.

This construction of impervious area associated with this project triggers the need for the preparation, approval and implementation of a project-specific water quality management plan (WQMP) to be required. A preliminary WQMP has been submitted to the District indicating the new impervious area for the roads will be designed in a manner than drains to self-treatment areas onsite and outside the road right-of-way. This is acceptable form of mitigation.

The project will still have to mitigate the impacts to water quality this development would impose. To mitigate for these impacts, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. It should be noted that the project may require a 404 permit and 401 certification, and that the Regional Water Quality Control Board may require additional water quality measures.

There is an existing, unpermitted office on the site. Since the entire site is located in the floodplain, the existing building will be damaged in larger flood storm events. Any proposed buildings will be required to be floodproofed by constructing the finished floor a minimum of 12 inches above the water surface elevation for the floodplain. It should be noted that no relocation of the existing building will be permitted without the appropriate floodproofing measures. If the existing office is to remain and receives damage by flooding, then any new construction/buildings will require floodproofing measures.

Any placement of compacted fill within the floodplain will require a floodplain analysis to be performed and submitted for review prior to the issuance of any grading permits. The limits of the detailed floodplain study shall be extended through the property to determine the existing floodway limits and the effect on the floodplain/floodway limits this development would impose. Any grading within the floodplain will require a "No Rise" certification, stating the improvements will not impact the 100-year flood elevations, floodway elevations, or floodway widths on San Jacinto River, which must be signed by a

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10. GENERAL CONDITIONS

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

registered civil engineer and submitted along with any technical data to support the certification. See comment "60.FLOOD RI.2 USE FEMA NO RISE CERTIFICATION".

The exhibit shows: a minimum setback of 300 feet from the northeasterly property line to allow for offsite flows to be accepted onto the site and not deflected on to the adjacent property, stock piles of compost material are to be situated parallel to the flow path to prevent blockage of flows, and a minimum of 50 percent flow through area shall be maintain throughout the project. This design criteria is acceptable to the District.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 2 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 48 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.

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10.PLANNING. 3 USE - PDA04971 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No 4971, submitted for this project (CUP03741) was prepared by Brian F. Smith and Associates and is entitled: "Phase I Cultural Resource Assessment for the CR&R - Regional Composting Facility Project, Riverside County, California," dated March 02, 2016.

PDA04971 concluded that the cultural survey was negative for cultural resources. Based upon the absence of any cultural resources on or near this parcel, site-specific mitigation measures will not be required for this project. Given the extensive ground cover encountered on the project, the potential exists that buried cultural resources may exist beneath the vegetation observed on the project.

PDA04971 recommended that Based upon the potential that buried resources could exist below the cover of the sod farm or piles of mulched vegetation, the minimal grading required to address water quality requirements from the Regional Water Quality Control Board that may be required for the proposed project should be monitored by an archaeologist and Native American representative

Therefore, a cultural resource Mitigation Monitoring and Reporting Program (MMRP) is recommended as a condition of approval for this property.

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

10.PLANNING. 4 USE - PDP01525 ACCEPTED

RECOMMND

County Paleontological Report (PDP) No. 1525, submitted for this case (CUP03741), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Assessment and preclusion of a Paleontological Resource Impact Mitigation Program (PRIMP) for the CR&R - Regional Composting Facility project site, near Lakeview, Unincorporated Riverside County, California (CUP03741; APNs 425-070-002 and 425-070-023)", dated 26 January 2016.

PDP01525 concluded that based on their research, and the expected lack of excavation activities (other than for a retention basin in the northern corner of the property)

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10. PLANNING. 4 USE - PDP01525 ACCEPTED (cont.) RECOMMND

concomitant with the conversion from a sod farm to a composting yard, it is highly unlikely that any paleontological resources would be lost or otherwise adversely affected by the proposed project.

PDP01525 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01525 is hereby accepted for CUP03741. A PRIMP shall not be required for the proposed site use.

10. PLANNING. 5 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. 6 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. 7 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. 13 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.

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10.PLANNING. 16 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 22 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 the Santa Ana Regional Water Quality Control Board, Riverside County Department of Environmental Health, and any other local, state, or federal agency licensing as may be required, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 23 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. 24 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of

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10.PLANNING. 24 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 26 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. 27 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. 31 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. 32 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.

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10.PLANNING. 33 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. 35 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. 36 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 37 USE - MM-HWQ4-6-7 RECOMMND

The existing detention basin will include providing a liner with a hydraulic conductivity of 1×10^{-5} cm/s or Regional Water Quality Board criteria having a capacity to accommodate a 100 year-24 hour event for onsite surface runoff.

The natural flood plain surface elevation shall not be exceeded.

Windrows shall be laid out in a manner that will perpetuate surface drainage flows.

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

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10. GENERAL CONDITIONS

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

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 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 WEBSITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website: <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 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

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10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

10.TRANS. 5 USE - LC LANDSCAPE SCREENING RECOMMND

Landscape screening located on the West PL shall extend 300 feet from Bridge Street to the South and on the East PL shall extend 900 feet from Bridge Street to the South and shall be designed to ensure full, opaque, coverage up to a height of 12-15 feet at maturity and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections. Spacing of trees along side PL shall not be greater than 40 feet.

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.

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10.WASTE. 2 USE - IN-COUNTY/OUT OF COUNTY RECOMMND

Applicant/facility operator shall identify in all permitting documents/applications, that at least 75% of daily permitted tonnage is reserved for in-county sources. Out-of-county material shall not exceed 25% of the daily permitted tonnage. Any out-of-county material received at the facility shall only be used in composting operations, and shall achieve full pathogen reduction. No other processing methods (chip & grind, mulch, soil amendments, etc.) are permitted for out-of-county material. For the purposes of this condition, processed material received from the Perris Anaerobic Digestion facility for further processing shall not be considered out of county material.

10.WASTE. 3 USE - DOCUMENTATION RECOMMND

This operation shall be required to document the material types, their origin and volume, and final disposition. Records documenting this information shall be available to the Riverside County Department of Waste Resources, upon request.

10.WASTE. 4 USE - BEST MANAGEMENT PRACTICE RECOMMND

The applicant/facility operator shall incorporate all of the Best Management Practices (BMPs) as stated in Appendix A to this letter, into the Report of Compost Site Information (RCSI), the Report of Facility Information (RFI), and any other documents prepared for the proposed Solid Waste Facility Permit (SWFP) Revision relating to composting operations, as reviewed by the Local Enforcement Agency (LEA), and the California Department of Resources, Recycling, and Recovery (CalRecycle). Furthermore, the applicant/facility operator shall comply with all applicable BMPs as listed in Appendix A, and as incorporated into the RCSI, RFI, and other site planning documents.

10.WASTE. 5 USE - IMPORT FEE RECOMMND

Applicant/Facility Operator agrees that Riverside County reserves the ability to apply a fee, at some future date, on any out-of-County material received at the composting facility on a per-ton basis in the event Riverside County implements a fee structure or fee program by ordinance, resolution, or Board policy, on out-of-County material, on a County-wide basis. If such a fee structure or fee

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10.WASTE. 5 USE - IMPORT FEE (cont.)

RECOMMND

program is approved by the Riverside County Board of Supervisors, Applicant/Facility Operator shall be responsible for complying with such fee structure or fee program upon sixty days written notice from Riverside County.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

WASTE DEPARTMENT

20.WASTE. 1 USE - MAINT/RESTORATION BOND

RECOMMND

Within 30 days from the issuance of the Solid Waste Facility Permit for the composting facility addressed in this Conditional Use Permit, the applicant shall provide and maintain in force during the life of the Conditional Use Permit a maintenance assurance, clean up/restoration bond, or other acceptable assurance, approved by the County. The Surety must be licensed in the State of California. The financial assurance shall provide maintenance assurance, restoration, clean up or environmental remediation to the site property or adjoining parcels in the event processing activities, or other related activities at the facility, cause environmental damage, or necessitates County's assistance with environmental remediation or clean-up.

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20. PRIOR TO A CERTAIN DATE

20.WASTE. 2 USE - MAINT/RESTORATION AGRMNT RECOMMND

Within 30 days from the issuance of the Solid Waste Facility Permit for the composting facility addressed in this Conditional Use Permit, the applicant/facility operator shall enter into a Maintenance, Restoration and Remediation Agreement with the Riverside County Department of Waste Resources. The format of the financial assurance and the Maintenance, Restoration and Remediation Agreement must be approved by County Counsel.

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.

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

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

RECOMMND

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 2 USE FEMA NO-RISE CERTIFICATION

RECOMMND

The engineer shall submit the following statement signed and sealed along with the Floodplain Study:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE FEMA NO-RISE CERTIFICATION (cont.) RECOMMND

This is to certify that I am a duly qualified registered professional engineer licensed to practice in the State of California.

It is further to certify that the attached technical data supports the fact that proposed improvements for Conditional Use Permit (CUP) 3741 will not raise the 100-year flood elevations on San Jacinto River and will not adversely raise the 100-year flood elevations in the vicinity of the proposed development.

Attached are the following documents that support my findings:

Date: _____

Signature: _____

60.FLOOD RI. 3 USE ENCROACHMENT PERMIT REQ RECOMMND

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

60.FLOOD RI. 4 USE ELEVATE FINISHED FLOOR RECOMMND

All buildings requiring a building permit shall be floodproofed by constructing the foundations for the finished floors to be a minimum of 12 inches above the water surface elevation for the San Jacinto River floodplain. This includes relocation of the existing buildings. New construction shall comply with all applicable ordinances.

60.FLOOD RI. 5 USE MAINT SETBACK & FLOW-THRU RECOMMND

Material stock piles shall be setback a minimum of 300 feet from the northeasterly property line during the rainy season to allow for offsite flows to be accepted onto the site and not deflected on to the adjacent property. The stock piles of compost material are to be situated parallel to the flow path to prevent blockage of flows and must allow for a minimum of 50 percent flow through area to be maintained throughout the project.

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60.FLOOD RI. 6 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - CRMMP REQUIRED

RECOMMND

A CRMMRP Cultural Resource Mitigation and Monitoring Plan to mitigate potential impacts to undiscovered buried cultural resources within the CR&R Project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program.

This verification shall be presented in a letter from the project archaeologist to the lead agency.

2) The project applicant shall provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials.

3) The certified archaeologist shall attend the pre-grading meeting with the contractors

4) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

5) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

6) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - CRMMP REQUIRED (cont.)

RECOMMND

The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

7) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The project archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

8) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

9) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

60.PLANNING. 2 USE - CULTURAL PROF. / MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - CULTURAL PROF. / MONITOR (cont.) RECOMMND

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 Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

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

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

60.PLANNING. 3 USE - NATIVE AMERICAN MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Luiseno Native American Tribe(s) who shall be 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 in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - NATIVE AMERICAN MONITOR (cont.) RECOMMND

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

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

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

60.PLANNING. 4 USE - PALEO PRIMP/MONITOR NOTAPPLY

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP/MONITOR (cont.) .NOTAPPLY

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP/MONITOR (cont.) (cont.) NOTAPPLY

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. 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. 7 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 425-070-002 and 425-070-023. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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 202.08 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. 13 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1171 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the designation ultimately applied to the property.

60.PLANNING. 14 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3741, 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. 15 USE - MM-HWQ2 SARWQCB WDR RECOMMND

A Report of Waste Discharge (WDR) and supporting Technical Report (Form 200) shall be submitted to the Santa Ana Regional Water Quality Control Board prior to grading permit issuance. The WDR shall be in conformance with the Technical Memorandum and Riverside County MS 4 Permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 USE - MM-HWQ3 NPDES IGP RECOMMND

Prior to the issuance of grading permits, the Santa Ana Regional Water Quality Control Board shall determine whether an NPDES Industrial General Stormwater Permit (IGP) is necessary. If so, it shall also be filed and approved prior to issuance of a grading permit. If not, this condition shall be set to not apply based on documentation or correspondence with the Santa Ana Regional Water Quality Control Board.

60.PLANNING. 17 USE - MM-HWQ5 BMP OP/MAINT MNL RECOMMND

An operations and Maintenance Manual shall be prepared BMPs to address a catastrophic flood event and other structural BMPs to address erosion control and normal surface flows.

TRANS DEPARTMENT

60.TRANS. 1 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. 2 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Standard plan check turnaround time is 10 working days.

WASTE DEPARTMENT

60.WASTE. 1 USE - COMPLIANCE WITH MEASURES RECOMMND

Prior to grading permit issuance, the applicant shall obtain clearance from the Riverside County Department of Waste Resources documenting compliance with measures addressed in conditions of approval 20.WASTE.001 û MAINT/RESTORATION BOND and 20.WASTE.002 û MAINT/RESTORATION AGRMNT.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 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 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.Submitting a Contractors Statement of Conformance form (284-259).

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

5.Rough Grade Only Permits: In addition to obtaining all

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

70.BS GRADE. 2 USE -WQMP REQUIREMENTS RECOMMND

Prior to grading permit final, 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.

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV CULTURAL 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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PHASE IV CULTURAL REPORT (cont.) RECOMMND

Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 2 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) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

a. 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 and approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. 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 contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science

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70. PRIOR TO GRADING FINAL INSPECT

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

RECOMMND

Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 2 USE ELEVATE FINISHED FLOOR RECOMMND

All buildings requiring a building permit shall be floodproofed by constructing the finished floor a minimum of 12 inches above the water surface elevation for the San Jacinto River floodplain. This includes relocation of the existing buildings. New construction shall comply with all applicable ordinances.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

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

rior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 425-070-002 and 425-070-023. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning

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80. PRIOR TO BLDG PRMT ISSUANCE

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

Department approval.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.7 is satisfied.

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

No building permits shall be issued until General Plan Amendment No. 1171 has been approved and adopted by the Board of Supervisors and has been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the San Jacinto 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 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. 3741, 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 - NON-OCC BLDG PERMITS RECOMMND

Building permits issued pursuant to this Conditional Use Permit shall be limited to non-occupiable buildings and structures in accordance with floodplain hazard requirements, subject to the review and approval by the Planning Director and Riverside County Flood Control District.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS...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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

conditions shall be imposed:

Landscape screening located on the West PL shall extend 300 feet from Bridge Street to the South and on the East PL shall extend 900 feet from Bridge Street to the South and shall be designed to ensure full, opaque, coverage up to a height of 12-15 feet at maturity and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections. Spacing of trees along side PL shall not be greater than 40 feet.

80.TRANS. 5 USE - R-O-W DEDICATION 1 RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 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. Precise grade inspection of entire permit area.

a. Precise Grade Inspection

b. Inspection of completed onsite storm drain facilities

c. 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:

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

2. 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.

3. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - 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. 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.

PLANNING DEPARTMENT

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. 16 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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 202.08 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.

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

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10:37

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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 road right-of-way to the limits of the project development.

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 - MM-HWQ1 - MONITOR WELLS

RECOMMND

Water quality monitoring wells shall be installed prior to occupancy/operation of the Tier 2 operation in conformance with the requirements of the Regional Water Quality Control Board (Santa Ana Region)

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

- a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4 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. 5 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. 6 USE - EXISTING MAINTAINED RECOMMND

Bridge Street along the project boundary is a paved County maintained road designated COLLECTOR ROAD and shall be improved with AC pavement within the project boundary and outside project boundaries, protected shoulders, and transitions within the 62' (37' on project side and 25' on the opposite side of the centerline), dedicated right-of-way as follows:

The driveways connected to Bridge Street will include left-turn pockets and AC pavement transitions to taper between the existing road and the proposed driveways, in accordance with the following design parameters and/or as approved by the Director of Transportation.

1. Edge of pavement returns shall be a 35 foot radius.
2. The left-turn pockets shall be 12 foot wide and 100 feet long with a 120 foot transition reverse curve.

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10:37

Riverside County LMS
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90.TRANS: 6

USE - EXISTING MAINTAINED (cont.)

RECOMMND

3. Provide AC pavement transitions on each side of the left-turn pocket (deceleration transition) per CUP03741 Amended No. 1 exhibit dated 6/9/2016.
4. Provide 12 foot minimum AC pavement transitions on Each side of the left-turn pocket.
5. Provide acceleration/deceleration lanes at the driveway per County Standard No. 803, Ordinance 461.
6. If existing pavement is found in poor condition, it is the responsibility of the applicant to re-construct the section adjacent to required improvement including 12' minimum on the north side of Bridge Street.

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

DATE: March 25, 2016

TO:

Riv. Co. Transportation
Riv. Co. Fire Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riv. Co. Flood Control
Riv. Co. Building & Safety- Grading
Riv. Co. Building & Safety- Plan Check
Riv. Co. Regional Parks & Open Space
Riv. Co. Environmental Programs Division
Riv. Co. Geology

Riv. Co. Landscape Review
Riv. Co. Archaeology
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management
Eastern Municipal Water District
Regional Water Quality Control Board-Santa Ana
Air Quality management District- South Coast
California Department of Fish and Game
U.S. Fish and Wildlife Service
5th District Supervisor

5th District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3741 – EA: 42874 – Applicant: CR & R – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Hemet San Jacinto Zoning Area – San Jacinto Valley Area Plan – Open Space: Conservation (OS: C) - Location: Northerly of Ramona Expressway, southerly of Gilman Springs, easterly of Bridge St – 202 Gross Acres - Zoning: Heavy Agriculture, 10-acre minimum (A-2-10)- **REQUEST: To permit a regional compost facility, which currently has a capacity of 12,500 cubic yards and increasing up to 130,000 cubic yards of stabilized soil amendment/compost. The facility will be able to handle 167,500 tons of source-separated municipal organic waste per year produced by CR&R's Perris solid waste facility. – APN – 425-080-002, 425-070-023 - Concurrent Cases: N/A**

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 as an LDC meeting item on April 7, 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. Please go the Department's webpage at:

<http://planning.rcplma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Russell Brady, Contract Planner (951) 955-3025**, or e-mail at rbrady@rcplma.org/ MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

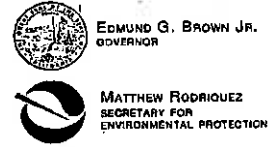
COMMENTS:

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.



Santa Ana Regional Water Quality Control Board

October 20, 2017

Mr. Russell Brady
Planning Department
County of Riverside
P. O. Box 1409
Riverside, CA 92502-1409

rbrady@rivco.org

COMMENTS ON DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (EA 42874) FOR THE PROPOSED CR&R REGIONAL COMPOST FACILITY, 18240 BRIDGE STREET, LAKEVIEW (CUP03741, SCH 2017091043), RIVERSIDE COUNTY

Dear Mr. Brady:

We have reviewed the draft Initial Study/Mitigated Negative Declaration (IS/MND), dated September 8, 2017 and which we received on October 14, 2017 for the proposed CR&R regional composting facility in Lakeview. The document had been sent initially by the State Clearinghouse to the Colorado River Regional Water Quality Control Board instead of the Santa Ana Regional Water Quality Control Board (Regional Water Board).

CR&R is proposing to expand its existing 69-acre green waste (green material; 14 CCR § 17852) composting facility (APN 425-070-023) to include the adjacent 133-acre parcel (APN 425-070-002), which is currently operated as sod farms. The 202-acre facility lies within the 100-year floodplain of the Upper San Jacinto River in an unincorporated Riverside County area near the community of Lakeview. The facility maximum storage capacity would increase from the current 12,500 cubic yards of green waste materials to 130,000 cubic yards of green and digestate (composted) materials, a solid by-product of the Anaerobic Digestion (AD) Facility at the CR&R Transfer Station in Perris.

Based on our review of the draft IS/MND, we have the following general and specific comments:

General Comments

1. We acknowledge that the CR&R Perris AD Facility is a regional benefit, as it provides a waste-to-energy outlet to turn residential and commercial food waste and green waste into beneficial products for use as fuels and soil amendments, thereby diverting material from landfills.

2. **Surface Water Protection Measures** - Because the proposed composting facility is located within a 100-year floodplain, flood flows from the San Jacinto River Low Flow Channel must be diverted from the facility to prevent them from entering and inundating it and causing washout of digestate material. This diversion would be needed when flood flows result from a 100-year peak storm event. However, the draft IS/MND does not include design flow details of the run-on diversion channel. There also is not sufficient information in the draft IS/MND to evaluate if the proposed channel could adequately divert a 100-year, 24-hour peak storm flow from the facility.
3. During a flood event, the discharge of digestate materials and nutrient-laden water from the site could have a significant impact on downstream surface water bodies, including Mystic Lake, San Jacinto River, Canyon Lake, and Lake Elsinore, if not appropriately mitigated. Lake Elsinore and Canyon Lake (LE/CL) are nutrient-impaired water bodies on the federal Clean Water Act section 303(d) list. The Regional Water Board has adopted nutrient Total Maximum Daily Load (TMDL) requirements for LE/CL. Additional material evaluation, such as a digestate material leachability study, should be performed to identify appropriate mitigation measures to reduce nutrient loading from the site to LE/CL.
4. The CR&R Lakeview facility is subject to National Pollutant Discharge Elimination System (NPDES) permitting for being sited within a floodplain, where a potential discharge of digestate materials and nutrient-laden runoff could further impair LE/CL. A site-specific nutrient management plan (NMP) and an individual surface water monitoring plan will be required for review, approval, implementation, and compliance with LE/CL TMDL discharge requirements in the NPDES permit.

The LE/CL TMDL Task Force, administered by the Santa Ana Watershed Project Authority (SAWPA), consists of responsible agencies and dischargers in the LE/CL watershed who work jointly to meet the LE/CL TMDL requirements. CR&R is encouraged to join the LE/CL TMDL Task Force to participate in collective surface water monitoring and NMP implementation to fulfil compliance with the LE/CL TMDL requirements.
5. The deposition of windblown digestate materials onto properties other than the proposed composting facility is prohibited. Windblown digestate materials deposited outside of the runoff capture perimeter of the facility would likely be mobilized by even modest storm events and transported to surface water bodies downstream of the facility. Adequate control measures must be implemented at the facility to prevent the discharge of windblown materials. This issue has not been addressed and should be evaluated and mitigated, as needed, in the draft IS/MND.
6. **Groundwater Protection Measures** – CR&R has proposed to design, construct, and maintain a lined detention basin to contain onsite surface runoff generated from

Mr. Russell Brady
Planning Department, County of Riverside
CUP03741, SCH 2017091043

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October 20, 2017

precipitation as a result of a 100-year, 24-hour peak storm event. In addition, a minimum of three groundwater monitoring wells would be installed at the site to monitor any changes in groundwater quality and to detect a release from composting operations. These proposed groundwater protection mitigation measures identified in the draft IS/MND are appropriate and adequate. Waste Discharge Requirements would be required to address facility operations, water quality monitoring, and reporting at the site.

Specific Comments

Our specific comments, Comments 1 through 6, on the draft IS/MND are attached.

We appreciate the opportunity to review the draft IS/MND and look forward to working with you to address our comments.

If you have any questions regarding our comments, please contact the following Regional Water Board staff:

Water Quality Protection	Water Board staff	Contact Information
Surface Water	Ken Theisen	(951) 320-2028, Ken.Theisen@waterboards.ca.gov
Groundwater	Joanne Lee	(951) 782-3291, Joanne.Lee@waterboards.ca.gov

You may also contact me at (951) 782-4998, or by e-mail at Mark.Smythe@waterboards.ca.gov.

Sincerely,



for Mark E. Smythe
Senior Environmental Scientist
Chief, Inland Waters Basin Planning Section

Enclosure: Attachment 1

Mr. Russell Brady
Planning Department, County of Riverside
CUP03741, SCH 2017091043

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October 20, 2017

cc w/ enclosure:

Karin Cleary-Rose (karin_cleary-rose@fws.gov), U.S. Fish and Wildlife Service
James Mace (James.E.Mace@usace.army.mil), U.S. Army Corps of Engineers
Heather Pert (Heather.Pert@wildlife.ca.gov), California Department of Fish and Wildlife
Jeff Brandt (jeff.brandt@wildlife.ca.gov), California Department of Fish and Wildlife
Scott Sewell (scott.sewell@wildlife.ca.gov), California Department of Fish and Wildlife,
San Jacinto Wildlife Area
State Clearinghouse (state.clearinghouse@opr.ca.gov)
Brett Mills (Bmills.SJBRC@verizon.net), San Jacinto Basin Resource Conservation
District
Stuart McKibbin (smckibbi@rivco.org), Riverside County Flood Control and Water
Conservation District
Greg Reyes (gjreyes@rivco.org), Riverside County Department of Environmental
Health, Local Solid Waste Management Enforcement Agency
Dawna Munson (dmunson@sawpa.org), Santa Ana Watershed Project Authority
Mike Nusser (nusserm@emwd.org), Eastern Municipal Water District
John McNamara (johnm2@crrmail.com), CR&R
Trip Hord (ambrosehord@gmail.com), Trip Hord Associates

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Attachment 1

Specific Comments

1. Page 5/61, Development Plan: The Plan indicates that the run-on in the diversion channel would be discharged to the onsite runoff retention pond.

Comment 1: The purpose of a run-on diversion channel is to collect and divert run-on (i.e., upstream flows originating offsite) away from the site, to protect the facility from inundation, and to minimize stormwater run-on from contacting digestate materials and leachate at the site. This design is not acceptable. All run-ons must be diverted away from the site to Bridge Street. Please make this correction to the Development Plan.

2. Page 42/61 & 45/61, Source: "...RWQCB General Order for Conditional Waiver of Waste Discharge Requirements for Agricultural Operations in the San Jacinto River Watershed (RV-2015-0019) for Tier II Facilities, Compost Design Criteria, November 19, 2015...."

Comment 2: This reference source is incorrect. The correct reference source should be "State Water Resources Control Board, Order WQ 2015-0121-DWQ, General Waste Discharge Requirements for Composting Operations, Design, Construction and Operations Requirements for Tier II Facilities, August 4, 2015." Please correct.

3. Page 42/61 & 43/61, Finding of Facts: "*b) The project's location within a floodplain and the presence of compost material on the site present a potential for such material to be washed downstream in an extreme flooding event of the San Jacinto River, which has occurred in the past on the project site. Such an event presents potential for violation of water quality standards by the project. The proposed project will be issued an Individual WDR (Report of Waste Discharge) permit by the Santa Ana Regional Water Quality Control Board pursuant to California Water Code Section 13260. The project will also require a General Industrial Permit. Under the SARWQCB permit, the operator will be required to implement a nutrient management plan and best management practices (BMPs) to reduce nutrient discharges to surface and groundwater, which will include providing a liner with a hydraulic conductivity of 1×10^{-5} cm/s or Regional Water Quality Board criteria within the detention basin and installing three monitoring wells. The retention basin will be sized to retain a 100-year, 24 hour storm event. In addition, an Operations and Maintenance Plan shall be prepared to include catastrophic flood event BMPs, such as equipment removal and flattening the windrows. The Operator will be expected to implement other structural BMPs, such as the pond and diversion channel to control onsite surface drainage. These BMPs reflect RWQCB requirements that serve to avoid any violations of water quality standards or waste*

discharge requirements. RWQCB staff have inspected the digestate plant and the composting site. They have examined lab analysis of composted material and have concluded that under permitting requirements and mitigation measures MM-HWQ-1 through MM-HWQ-2 the proposed Tier II facility will result in a less than significant impact upon water quality and would not result in a violation of water quality standards."

Comment 3: The draft Initial Study/Mitigated Negative Declaration has identified the appropriate mitigation measures for groundwater protection; however, specific mitigation measures for surface water protection, such as nutrient loading from digestate materials to reduce impacts to Lake Elsinore and Canyon Lake have not been adequately addressed.

4. Page 44/61, MM-HWQ-4: *"The existing detention basin will include providing a liner with a hydraulic conductivity of 1×10^{-5} cm/s or Regional Water Quality Board criteria having a capacity to accommodate a 100 year-24 hour event for onsite surface runoff."*

Comment 4: A liner with a hydraulic conductivity of $\leq 1 \times 10^{-6}$ cm/s, not 1×10^{-5} cm/s, must be met for the detention basin, and an onsite runoff detention basin design capacity to accommodate a 100-year, 24-hour peak storm event is required. Please correct.

5. Page 44/61, MM-HWQ-5: *"An operations and Maintenance Manual shall be prepared BMPs to address a catastrophic flood event and other structural BMPs to address erosion control and normal surface flows."*

Comment 5: Please define the term "catastrophic flood event." Also explain whether a catastrophic flood event would be greater than a 100-year flood event.

6. Page 45/61, Finding of Facts: *"a) The project site lies within a 100-year flood plain. The Riverside County Flood Control and Conservation District requires a channel to control potential surface flows emanating from the project site from leaving the project. In addition, the project will need to demonstrate that a flow rate equal to the San Jacinto Low Flow capacity will not impact the compost areas. This may require a channel to prevent the offsite flows from entering the project. The project must limit obstructions to the on-site sheet flow runoff and the 100 year flood plain to be no more than 30% of the overall project area in accordance with criteria for rural properties within flood plain areas. Seasonal adjustments will be made to compost volume and storage and a 25-year, 24-hour lined retention basin is required to contain the runoff emanating from the project area. The existing sheet flow condition on Bridge Street must be maintained. These measures are taken in order to control discharge into the San Jacinto River Low Flow Channel. These measures will*

maintain the rate and amount of surface flow impacting the San Jacinto River, and result in a less than significant impact."

Comment 6: This finding is unclear. The function of the diversion channel is to divert run-on (i.e., offsite flows) from upstream in order to prevent them from entering the site, not to control potential surface flows emanating from and leaving the project site (i.e., onsite flows), as described in this finding. The function of the onsite basin is to contain onsite surface runoff emanating from the project site in order to prevent it from leaving the site. Drainage ditches/channels can be installed onsite to direct onsite surface runoff to the detention basin. In addition, the design criteria of the lined retention basin has been changed from a 25-year, 24-hour to a 100-year, 24-hour peak storm event. Please revise this finding and clarify the functions of the run-on and runoff drainage control system.



U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262
760-322-2070
FAX 760-322-4648



California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
909-484-0167
FAX 909-481-2945

In Reply Refer To:
FWS/CDFW-WRIV-17B0040-18CPA0010

October 13, 2017
Sent by email

Mr. Russell Brady
Planning Department
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Subject: CEQA Initial Study for the Proposed Bridge Street Regional Compost Facility,
Upper San Jacinto River Floodplain, (SCH 2017091043, JPR 16-08-10-01, HANS
2295)

Dear Mr. Brady:

The U. S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter collectively referred to as the Wildlife Agencies, have reviewed the Initial Study for the proposed Bridge Street Regional Compost Facility. The Wildlife Agencies are providing the following comments under the California Environmental Quality Act (CEQA), with particular concern for the potential biological and water quality impacts to the State's San Jacinto Wildlife Area, which is owned and managed by the Department. We previously expressed concern about the proposed project in our comments to the County (November 30, 2016) about the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Joint Project Review JPR 16-08-10-01 (HANS 2295) and requested a meeting with the County Planning Department to further discuss our concerns. We have received no reply from the County, and the requested meeting has not been scheduled or held.

The proposed project is the expansion of an existing 69-acre compost facility (JPR 10-07-20-01 in 2010) onto the neighboring 133-acre parcel (APN 425-070-002) adjacent to Bridge Street on the floodplain of the Upper San Jacinto River in unincorporated Riverside County near the community of Lakeview. The composting facility's capacity would increase from the current 12,500 cubic yards of greenwaste to a maximum of 130,000 cubic yards on a combined acreage (2010 project plus currently proposed expansion) of 202 acres.

Concerns

We have concerns about the proposed change to the land use designation; the proximity of the proposed project to the San Jacinto River, project-related changes to existing sheetflow patterns on the floodplain; and the downstream transport of nutrients and organic material into Mystic Lake and other seasonal wetlands on the San Jacinto Wildlife Area (SJWA), conservation properties owned by the Western Riverside County Regional Conservation Authority (RCA) and the Riverside County Habitat Conservation Agency (RCHCA), and the Riverpark Mitigation Bank during flood events. This would result in the following potential adverse effects on Mystic Lake, the other wetlands and conserved habitat, and four communities of rare and endangered plant species which our agencies have identified as sensitive natural communities (alkali vernal

pools, alkali playas, seasonally dry alkali grassy wetlands, and seasonally dry alkali shrub wetlands):

1. The deposition of high levels of additional nutrients into Mystic Lake which could result in eutrophication;
2. The deposition of high levels of additional nutrients into other seasonal wetlands on the SJWA;
3. The alteration of soil chemistry (pH and salinity levels) from nutrient enrichment in the SJWA and the Riverpark Mitigation Bank resulting in conditions more favorable to non-native invasive grasses and forbs than the rare and endangered plant species endemic to these areas;
4. The deposition of organic material (compost) in the SJWA, downstream RCA and RCHCA conservation properties on the San Jacinto River floodplain, and the Riverpark Mitigation Bank suppressing of rare and endangered grass and forb species.

The project's initial study states that soil disturbance by agricultural operations has rendered the site unsuitable for the rare and endangered plant species native to the floodplains of the Upper San Jacinto River, and therefore, no rare plant surveys were conducted (page 27). This assertion is contradicted by field observations over several decades. Various rare and endangered plant species belonging to Riverside County's Alkali Vernal Plains Ecosystem have been repeatedly observed along roadsides, in ditches, and other highly disturbed locations on the edges of agricultural fields and in temporarily fallow fields in the San Jacinto River floodplain and other parts of the Alkali Vernal Plains Ecosystem from 1990 to present.

The proponent's MSHCP Consistency Analysis (Harmsworth Associates, November 2016) asserts that the MSHCP mapped sensitive soils on the site (Traver series soils) no longer exist on site. However, the report failed to identify what soil series was onsite or provide any information on the depth of the existing soils series. Further, there was no documentation such as an attached report or appendix of systematic soil sampling, identification via lab analysis by a qualified soil laboratory, and/or a revised mapping of the soil series on the project parcel.

Alkali soils on the plains surrounding the San Jacinto River are typically quite deep (up to 200' in areas) and have demonstrated a significant capacity to support the sensitive alkali plains plant species after intensive agricultural use. Our staff and other biologists have observed rare plant species in such soils after long periods of agricultural use. The statement in the Initial Study that the soils on the project site have become permanently unsuitable for the Alkali Vernal Plains Ecosystem rare plant species is unsupported by any evidence and contradicted by numerous field observations from 1990 to the present. We request that a survey for rare plants be conducted in the appropriate season.

The potentially affected threatened and endangered species on the San Jacinto Wildlife Area and other downstream conservation properties include the federally endangered San Jacinto Valley crownscale (*Atriplex coronata* var. *notatior*), the threatened spreading navarretia (*Navarretia fossalis*), and the federally threatened and state endangered threadleaved brodiaea (*Brodiaea filifolia*). Potentially affected rare plant species on the San Jacinto Wildlife Area and downstream conservation properties include Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), Wright's

boneset (*Trichocornis wrightii*), the bobtail barley (*Hordeum intercedens*), the mud nama (*Nama stenocarpa*, classified as “Fairly Endangered in California” by the California Native Plant Society), and the Great Valley phacelia (*Phacelia ciliata* var. *opaca*).

The Service’s recent 5-year review for San Jacinto crownscale identified a level of threat to the species in the Upper San Jacinto River floodplain due to increased nutrient input from overland flow to Mystic Lake across agricultural fields with soil amendments and increased occurrences of high flow events from increased Diversion Channel levee failures (USFWS 2012). Water flow over the compost facility during major flow events will also convey increased nutrient levels and present a similar threat to other sensitive plant species. We therefore disagree with the Initial Study’s conclusions in the Biological Resources section of the Environmental Issues Assessment (IS Part IV), namely, the IS’s responses to Questions 7b and 7c (“Less than significant impact”) and 7e and 7f (“No impact”) on page 24 of the IS.

As mentioned above, we expressed these concerns in our November 30, 2016, correspondence to the County during the project’s MSHCP Joint Project Review (JPR 16-08-10-01, HANS 2295) and requested a meeting. We have not received a response to our request

Given the site’s location in the Alkali Vernal Plain Ecosystem of the San Jacinto River floodplain and immediately adjacent to and upstream of the Department’s San Jacinto Wildlife Area, the Wildlife Agencies strongly prefer that the County retain the site’s current General Plan Foundation Component (GPFC) of “Open Space (OS)” and its current Land Use Designation of “Conservation (C)” on both parcels. The existing Open Space-Conservation designation is consistent with the goals of improving water quality for Mystic Lake and protecting sensitive plant resources. We recommend against the applicant’s request that the County change the site’s GPFC from “Open Space (OS)” to “Agriculture (AG)” and to change its Land Use Designation from “Conservation (C)” to “Agriculture (AG)” via GPA No. 1171.

We are concerned that the GPIP Report (RCPD 2016) for the proposal to change the foundational land use incorrectly asserts that the current land use designation is inconsistent with the MSHCP. While MSHCP reserve assembly goals can be met without inclusion of greenwaste expansion site in the conservation area, the proposed change in land use will make it difficult to accomplish the required implementation the MSHCP guidelines for reducing edge effects from projects near conservation areas (Section 6.1.4). The guidelines state:

“Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.”

The project currently proposes the construction of a diversion channel that would direct flow to the northeastern detention basin to minimize the likelihood that organic material and nutrients will be carried downstream. There is not enough information in the Initial Study to evaluate the efficacy of this proposal or to assess the channel capacity to divert a 100-year 24-hour event before spilling into

adjacent conservation areas. More information is required to determine if the proposed mitigation measures and the Operations and Maintenance Plan for the additional channel and improvements to the existing detention will function as described by the project and reduce the potential impact to Mystic Lake, the wildlife area and other downstream conservation values.

In summary, we have concerns regarding potential project impacts to Mystic Lake and floodplain conservation areas downstream and modification of the land use designation from open space/conservation area to agriculture through GPA No. 117. As described, this project will affect the riverine functions of the San Jacinto River and a Determination of Biologically Equivalent or Superior Preservation (DBESP) should be made. We request that a DBESP be prepared and submitted to the Wildlife Agencies for review. We reiterate our request for a meeting with the County Planning Department prior to any project approvals, and suggest the inclusion of the County Flood Control and Water Conservation District, the RCA, and the Santa Ana Regional Water Quality Control Board in the meeting.

We appreciate the opportunity to comment on the Initial Study and look forward to working with you to resolve our concerns. To schedule the meeting, or if you have any questions regarding this letter, please contact James Thiede of the Service at james_thiede@fws.gov or Carly Beck of the Department at carly.beck@wildlife.ca.gov.

Sincerely,

KARIN CLEARY-ROSE
Digitally signed by KARIN
CLEARY-ROSE
Date: 2017.10.13 17:56:53
-07'00'

Kennon A. Corey
Assistant Field Supervisor
U.S. Fish and Wildlife Service



Leslie MacNair
Regional Manager
California Department of Fish and Wildlife

ec:

Charles Landry, Regional Conservation Authority
Stuart McKibbin, Riverside County Flood Control & WCD
Jeff Brandt, CDFW
Scott Sewell, CDFW, San Jacinto Wildlife Area
Joanne Lee, Santa Ana Regional Water Quality Control Board
Cindy Li, Santa Ana Regional Water Quality Control Board
Jason Bill, Santa Ana Regional Water Quality Control Board
James Mace, USACE
Brett Mills, San Jacinto Basin RCD
Mike Nusser, Eastern Municipal Water District
Dawna Munson, SAWPA
State Clearinghouse

Literature Cited

U.S. Fish and Wildlife Service Carlsbad Fish and Wildlife (USFWS). 2012. *Atriplex coronata var. notatior* (San Jacinto Valley Crownscale) 5–Year Review: Summary and Evaluation. U.S. Fish and Wildlife Service Carlsbad Fish and Wildlife Office Carlsbad, California August 17, 2012

Riverside County Planning Department (RCPD). 2016. General Plan Advisory Committee GPIP Report, Sept 8, 2016.
http://planning.rctlma.org/Portals/0/PublicHearing/GPAC2016/Agenda090816/Item_3.2_GPA01171.pdf?ver=2016-08-30-082400-683

Brady, Russell

From: Dan Silver <dsilverla@me.com>
Sent: Monday, October 16, 2017 11:10 AM
To: Brady, Russell
Cc: Landry, Charles; Correa, Laurie; James Thiede; carly.beck@wildlife.ca.gov; Leslie MacNair; Karin Cleary-Rose; David Woelfel; Marc Brown; Glenn Robertson
Subject: Initial Study for proposed Bridge Street Regional Compost Facility, Upper San Jacinto River

October 16, 2017

Dear Mr Brady:

Endangered Habitat League is in receipt of comments from the California Dept. of Fish and Wildlife and the US Fish and Wildlife Service concerning the proposed expansion of this compost facility. We share the concerns over water quality and flooding in Mystic Lake and the San Jacinto Wildlife Area. Clearly, the Initial Study is inadequate and further study, project reconsideration or redesign, and/or mitigation measures are needed. We concur that all relevant agencies should be convened for discussion.

Thank you and please let me know if EHL can be of assistance.

With best regards,
Dan

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750

dsilverla@me.com

<https://na01.safelinks.protection.outlook.com/?url=www.ehleague.org&data=02%7C01%7Crbrady%40RIVCO.ORG%7C498e333b64e6419b203d08d514c1292d%7Cd7f03410e0a84159b30054980ef605d0%7C1%7C0%7C636437742206188877&sdata=v5rFEvqA%2B849Qa6vqivmkdVs%2B9qFjM0r2KxwGB%2FiNTU%3D&reserved=0>

Brady, Russell

From: George Hague <gbhague@gmail.com>
Sent: Saturday, October 14, 2017 8:20 PM
To: Brady, Russell
Subject: Initial Study for the Bridge Street Regional Compost Facility?

Good morning Mr Brady,

I was recently made aware of the possible expansion of an existing compost facility on Bridge Street near the San Jacinto River and its flood plain. I have visited this area for more than 40 years and have seen significant flooding during that time. Even when other areas are not flooded Bridge Street is overtopped with water.

The San Jacinto Wildlife Area has been so flooded in the past that one could take a kayak around to most areas east of Davis Road. My concern is what will happen if this expanded facility is hit with a major flood like we have had in the past — or even worse. As a result of flooding will the contents of the the compost facility become part of Mystic Lake and other special areas of the San Jacinto Wildlife Area (SJWA)? There are many threaten/endangered plants at the SJWA whose existence could be compromised by such an event.

Please forward me the project's Initial Study and any other environmental documents as well as staff reports. I would also appreciate having any other emails/letters sent to you concerning this project.

Thank you,

George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

Brady, Russell

From: kimffloyd@fastmail.com
Sent: Saturday, October 14, 2017 12:53 PM
To: Brady, Russeii
Subject: Bridge Street Regional Compost Facility (SCH 2017091043, JPR 16-08-10-01, HANS 2295)

"In summary, we have concerns regarding potential project impacts to Mystic Lake and floodplain conservation areas downstream and modification of the land use designation from open space/conservation area to agriculture through GPA No. 117. As described, this project will affect the riverine functions of the San Jacinto River and a Determination of Biologically Equivalent or Superior Preservation (DBESP) should be made. We request that a DBESP be prepared and submitted to the Wildlife Agencies for review. We reiterate our request for a meeting with the County Planning Department prior to any project approvals, and suggest the inclusion of the County Flood Control and Water Conservation District, the RCA, and the Santa Ana Regional Water Quality Control Board in the meeting."

I could not have said it better myself. You will probably recognize the above comments from the wildlife agency. Please keep me posted on future actions regarding this project.

Regards, Kim Floyd
kimffloyd@fastmail.com

Kim F Floyd 760-680-9479

**Tom Paulek / Susan Nash
Friends of the Northern San Jacinto Valley
Post Office Box 4036
Idyllwild, California**

October 18, 2017

RIVERSIDE COUNTY PLANNING COMMISSION
Attn. Russell Brady
Riverside County Planning Department
P.O. Box 1409
Riverside, California 92502-1409

**RE: Riverside County Planning Commission October 18, 2017 Public Hearing,
Agenda Item 4.1 – General Plan Amendment No. 1171, Conditional Use Permit
No. 3741- Intent to Adopt a Mitigated Negative Declaration for Environmental
Assessment No. 42874 – Bridge Street Regional Compost Facility –
(SCH 2017091043)**

We are providing our objections to the CEQA review of the Bridge Street Regional Compost Facility as individual citizens and on behalf of our conservation association the Friends of the Northern San Jacinto Valley.

Riverside County continues to rely on fraudulent implementation of the Multiple Species Habitat Conservation Plan (MSHCP). It is necessary for the County and other MSHCP jurisdictions to recognize the MSHCP is not merely a land use planning document. The MSHCP is a federal and State “Incidental take permit” pursuant to the federal Endangered Species Act and the State Natural Community Conservation Planning Act [NCCP Act] (Fish and Game Code §§ 2800-2835). The NCCP Act provides and the legislature specifically included within the state NCCP Act section 2826 which provides: *“Nothing in this chapter [NCCP Act] exempts a project prosed in a natural community planning area from Division 13 (commencing with section 21000) of the Public Resources Code [CEQA] or otherwise alters the applicability of that division.”*

The County faulty MSHCP implementation is exacerbated by its ongoing failures to correctly implement its CEQA duties with regard to endangered wildlife. The County CEQA failure is grounded in its mistaken belief that MSHCP compliance [Joint Projects Review; HANS Review, etc.] constitutes CEQA compliance. The failure is exemplified in the Wildlife Agency letter of October 13, 2017 [U.S. Fish and Wildlife Service; California Department of Fish and Wildlife], highly critical of the County’s CEQA Initial Study for the proposed Bridge Street Regional Compost Facility. The Wildlife Agency letter clearly provides substantial evidence the proposed Composting facility has the potential to substantially *“reduce the habitat of a fish or wildlife species; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare or*

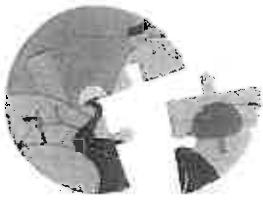
threatened species” thereby requiring a **Mandatory Findings of Significance** in the County’s Initial Study for this project. (Guidelines § 15065 (a)(1)).

The County’s ongoing MSHCP/CEQA compliance error is further compounded by the failure to conduct any cumulative impact analysis to date of the “take” of the 146 species of plants and animals supposedly conserved under the MSHCP (Guidelines § 15065 (a)(3)) A cumulative impact analysis is particularly important for the federally endangered San Jacinto Valley Crownscale (*Atriplex coronata* var. *notatior*) which only occurs in the San Jacinto Valley of western Riverside County. Absent such a cumulative impact analysis of the “take” off this MSHCP covered plant species, the public cannot possibly know whether or not the MSHCP conservation measures are properly being implemented or will ever actually be realized. Such blind faith in County government with respect to the conservation of endangered plants and animals is not sanctioned under CEQA and is not in the public interest.

We are requesting the Planning Commission defer consideration of the Bridge Street Regional Composting Facility pending the County response to these CEQA issues and those raised by the Wildlife Agencies. Thank you for your consideration.

Tom Paulek
FNSJV, Conservation Chair

Susan Nash
FNSJV, President



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: Green Waste - Stabilized Compost Facility operated by CR & R

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIV; Section C.(15) - A-2 Zone

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP03741 DATE SUBMITTED: 2/22/16

APPLICATION INFORMATION

Applicant's Name: CR & R - David Fahrion E-Mail: davidf@crmail.com

Mailing Address: P.O. Box 125

	<u>Street</u>	
<u>Stanton</u>	<u>CA</u>	<u>90680-2912</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 657-7512 Fax No: () _____

Engineer/Representative's Name: Trip Hord - Trip Hord Associates E-Mail: ambrosehord@gmail

Mailing Address: P.O. Box 1235

	<u>Street</u>	
<u>Riverside</u>	<u>CA</u>	<u>92502</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 684-9615 Fax No: (Cell) 909-553-5792

Property Owner's Name: Lakeview Property,LLC. (David Ronnenberg) E-Mail: _____

Mailing Address: 11292 Western Ave.

	<u>Street</u>	
<u>Stanton</u>	<u>CA</u>	<u>90680</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: () _____ 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 · 77-568 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 PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

David Fahrion - CR & R

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.

David Ronnenberg

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 425-070-002; 425-070-023

Section: 2 Township: 4 South Range: 2 West

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 202 acres

General location (nearby or cross streets): North of Ramona Expressway, South of Gilman Springs Rd., East of Bridge Street, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 749 H-6 (2004)

Project Description: (describe the proposed project in detail)
See Attached Project Description narrative

Related cases filed in conjunction with this application:
HANS

Is there a previous application filed on the same site: Yes No
If yes, provide Case No(s). PAR 1424; HANS 1967 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No
If yes, indicate the type of report(s) and provide a copy: AQ/GHG; Cultural; BIO

Is water service available at the project site: Yes No
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No
How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) David Fahrion - CR & R

Date 2/17/16

Applicant (2) _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

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) Trip Hord - Trip Hord Associates

Date 2/17/14

Owner/Authorized Agent (2) _____

Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	CRTR - Green Waste Facility	
Project Location:	18240 BRIDGE ST LIVERMORE, CA	
Project Description:	STABILIZED GREEN WASTE COMPOST FACILITY	
Applicant Contact Information:	DAVID FAIRBORN - CRTR DAVIDF@CRTRMAIL.COM	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES" Project requires a project-specific WQMP.		
If <u>all</u> questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Lakeview Property, LLC, a Delaware Limited Liability Company registered in the State of California (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 425-070-002 and 425-070-023 (“PROPERTY”); and,

WHEREAS, on February 22, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3741 and on April 28, 2016, PROPERTY OWNER filed an application for General Plan Amendment No. 1171 (“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:
Lakeview Property, LLC
11292 Western Avenue
Stanton, CA 90680

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
Steven Weiss
Riverside County Planning Director

Dated: 12-27-16

PROPERTY OWNER:
Lakeview Property, LLC, a Delaware Limited Liability Company registered in the State of California

By: David Ronnenberg
David Ronnenberg
Manager

Dated: 10/4/16

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack
MICHELLE CLACK
DATE 12/28/16

ACKNOWLEDGMENT

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

State of California
County of Orange

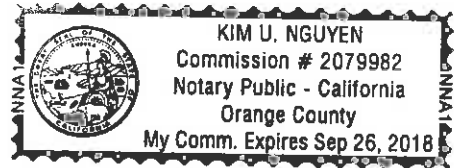
On October 4, 2016 before me, Kim U. Nguyen, Notary Public
(insert name and title of the officer)

personally appeared David Michael Ronnenberg,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)



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:

GENERAL PLAN AMENDMENT NO. 1171, CONDITIONAL USE PERMIT NO. 3741 – Intent to Adopt a Mitigated Negative Declaration – Applicant: CR&R, David Fahrion – Representative: Trip Hord – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan – Open Space: Conservation (OS-C) – Location: Southeasterly of Bridge Street, southwesterly of Gilman Springs Road, and northerly of Ramona Expressway – Zoning: Heavy Agriculture, 10-acre minimum (A-2-10) – **REQUEST:** The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two (2) parcels, totaling 202 gross acres. The Conditional Use Permit proposes to permit an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will process up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 18, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/3/2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers GPA01171/CUPO3741 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

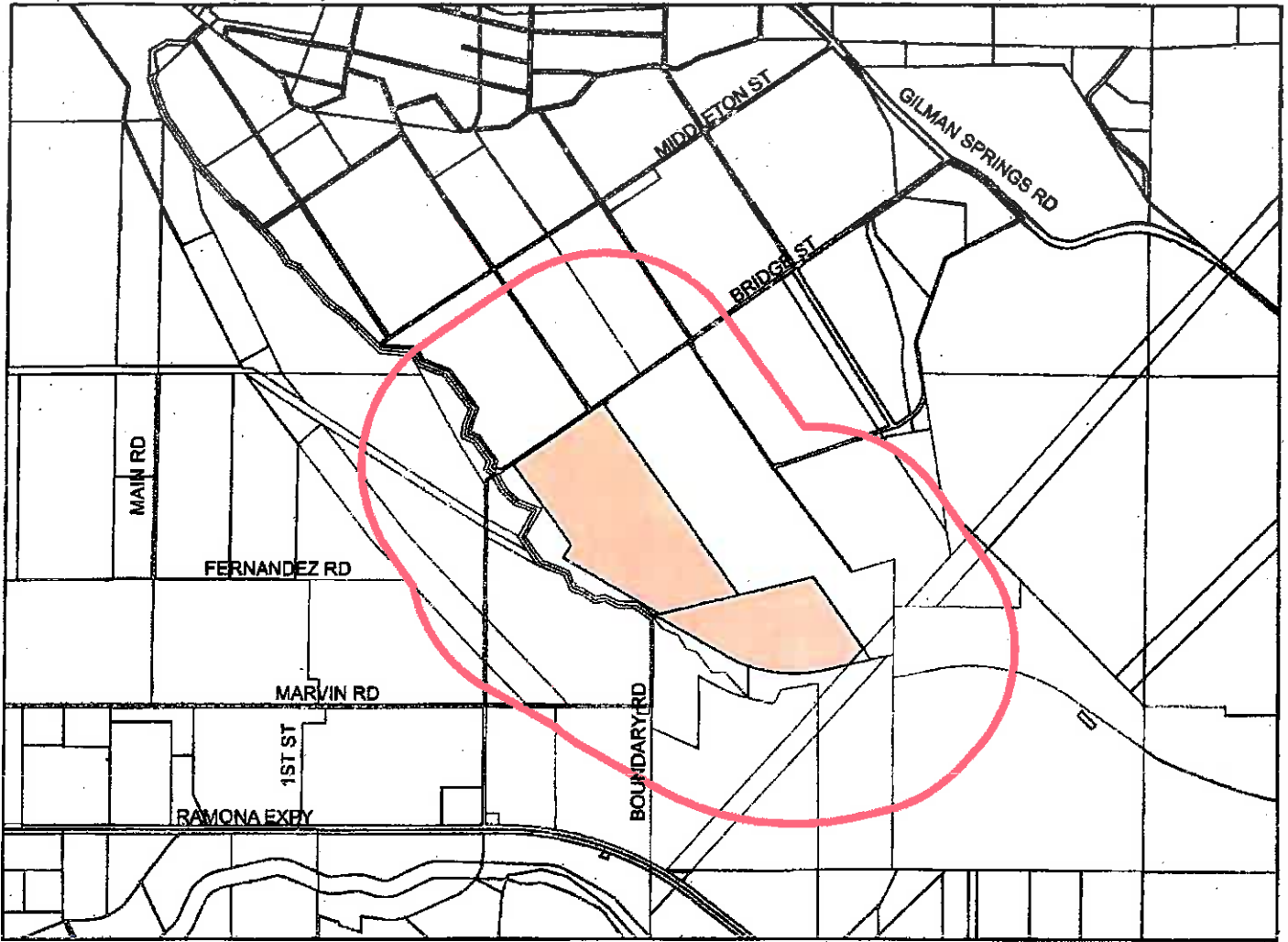
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

GPA01171 CUP03741 (2400 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 425-050-027 | 425-060-010 | 423-150-004 | 423-150-005 | 423-220-005 | 425-050-017 | 425-060-003 | 425-050-019 | 425-060-004 | 425-060-005 |
| 425-060-006 | 425-050-023 | 425-060-001 | 425-060-002 | 425-070-004 | 425-070-005 | 425-050-002 | 425-050-009 | 425-060-008 | 425-060-009 |
| 425-070-002 | 425-070-023 | 425-080-016 | 425-080-018 | 425-080-019 | 425-080-032 | 425-080-033 | 425-080-038 | 425-050-010 | 425-050-016 |
| 425-050-022 | 425-080-071 | 425-080-073 | 425-110-008 | 425-110-009 | 425-110-016 | 425-080-072 | 425-070-019 | 425-070-014 | 425-070-024 |
| 425-070-025 | 425-070-026 | 425-070-021 | 425-070-020 | 425-070-022 | 425-070-027 | 425-070-030 | 425-050-001 | 425-050-018 | 423-220-004 |



2,750 1,375 0 2,750 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.

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Use Avery Template 5962

ASMT: 425050009, APN: 425050009
BORIS PIRIH, ETAL
C/O BORIS PIRIH
1210 NORTH JEFFERSON NO J
ANAHEIM CA 92807

ASMT: 425060010, APN: 425060010
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 425050019, APN: 425050019
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
SAN JACINTO CA 92581

ASMT: 425070005, APN: 425070005
GEORGE PHILLIPS
800 WILSHIRE BLV NO 1500
LOS ANGELES CA 90017

ASMT: 425050022, APN: 425050022
MARVO RANCH
P O BOX 829
LAKEVIEW CA 92567

ASMT: 425070019, APN: 425070019
OBDULIA ALMEJO, ETAL
30562 MCGOWANS PASS
MURRIETA CA 92563

ASMT: 425050023, APN: 425050023
GEORGE HARADA
P O BOX 6317
NORCO CA 92860

ASMT: 425070023, APN: 425070023
LAKEVIEW PROP
C/O JOYCE AMATO
11292 WESTERN AVE
STANTON CA 90680

ASMT: 425060003, APN: 425060003
GAME WILDLIFE CONSERVATION, ETAL
C/O WILLIAM L GALLUP
1807 13TH ST STE 103
SACRAMENTO CA 95814

ASMT: 425070026, APN: 425070026
ANNE SYBRANDY, ETAL
P O BOX 580
SAN JACINTO CA 92581

ASMT: 425060006, APN: 425060006
FORMAN FARMS
PO BOX 847
CARLSBAD CA 92018

ASMT: 425070027, APN: 425070027
SOUTHERN CALIFORNIA EDISON CO
REAL PROPERTIES DEPT TRES JANE STONE
2131 WALNUT GROVE AV 2FLR
ROSEMEAD CA 91770

ASMT: 425060009, APN: 425060009
JONATHAN MOTTE
28741 LAKEVIEW AVE
NUEVO CA 92567

ASMT: 425070030, APN: 425070030
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770



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ASMT: 425080033, APN: 425080033
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXPY
SAN JACINTO CA 92582

ASMT: 425080038, APN: 425080038
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXY
SAN JACINTO CA 92582

ASMT: 425080072, APN: 425080072
PRO ORGANIC FARMS
2905 ADELITA DR
HACIENDA HEIGHTS CA 91745

ASMT: 425080073, APN: 425080073
NUEVO DEV CO
P O BOX 670
UPLAND CA 91785

ASMT: 425110016, APN: 425110016
PASTIME LAKES INV CO
34450 RAMONA EXPY
LAKEVIEW CA 92567

CUP 3741

Applicant:

CR&R c/o David Fahrion
P.O. Box 125
Stanton, CA 90680

Representative:

Trip Hord
P.O. Box 1235
Riverside, CA 92502

Applicant:

CR&R c/o David Fahrion
P.O. Box 125
Stanton, CA 90680

Representative:

Trip Hord
P.O. Box 1235
Riverside, CA 92502

Applicant:

CR&R c/o David Fahrion
P.O. Box 125
Stanton, CA 90680

Representative:

Trip Hord
P.O. Box 1235
Riverside, CA 92502

Applicant:

CR&R c/o David Fahrion
P.O. Box 125
Stanton, CA 90680

Representative:

Trip Hord
P.O. Box 1235
Riverside, CA 92502

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Warren A. Beck, PE
PO Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Santa Ana
Regional Water Quality Control Board
3737 Main St #500
Riverside, CA 92501

South Coast Air Quality Management
District
21865 East Copley Drive
Diamond Bar, CA 91765-4182

Eastern Municipal Water District
Warren A. Beck, PE
PO Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Santa Ana
Regional Water Quality Control Board
3737 Main St #500
Riverside, CA 95814

South Coast Air Quality Management
District
21865 East Copley Drive
Diamond Bar, CA 91765-4182

CDFW Headquarters
1416 9th Street 12th Floor
Sacramento, CA 95814

U.S Fish and Wildlife Service
6010 Hidden Valley Rd
Carlsbad, CA 92011

CDFW Headquarters
1416 9th Street 12th Floor
Sacramento, CA 95814

U.S Fish and Wildlife Service
6010 Hidden Valley Rd
Carlsbad, CA 92011

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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 E! Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan Amendment No. 1171, Conditional Use Permit No. 3741 (EA42874)

Project Title/Case Numbers

Russell Brady

County Contact Person

(951) 955-3025

Phone Number

2017091043

State Clearinghouse Number (if submitted to the State Clearinghouse)

CR&R – David Fahrion

Project Applicant

P.O. Box 125, Stanton, CA 90680

Address

Southeasterly of Bridge Street, southwesterly of Gilman Springs Road, and northerly of Ramona Expressway

Project Location

The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two parcels, totaling 202 gross acres. The Change of Zone proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). The Tentative Tract Map proposes a Schedule B subdivision of 14.81 acres consisting of current APNS 290-060-024 and 290-060-025 into 3 residential lots and 6 lettered lots. The Conditional Use Permit proposes to permit an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will process up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres.

Project Description

This is to advise that the Riverside County Board of Supervisors, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and 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 conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1601903

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: CR & R DAVID FAHRION \$50.00
paid by: CK 393340
FOR EA42874
paid towards: CFG06247 CALIF FISH & GAME: DOC FEE
at parcel: 18240 BRIDGE ST SANJ
appl type: CFG3

By _____ Feb 22, 2016 10:55
MGARDNER posting date Feb 22, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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



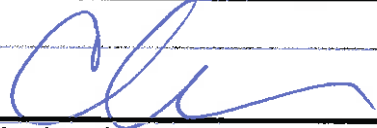
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: November 1, 2017

PROPOSED PROJECT

Case Number(s):	General Plan Amendment No. 1203, Change of Zone No. 7913, Tentative Tract Map No. 37153, Plot Plan No. 26209	Applicant(s):	Temescal Office Partners, LP
Select Environ. Type	Mitigated Negative Declaration		Pinnacle Residential, David Graves
Area Plan:	Temescal Canyon	Representative(s):	Proactive Engineering Consultants
Zoning Area/District:	Glen Ivy Area		Mike Naggar and Associates
Supervisory District:	D1	 Charissa Leach, P.E. Assistant TLMA Director	
Project Planner:	Russell Brady		
Project APN(s):	290-060-024, 290-060-025		

APPLICATION SUMMARY

The project site is located northerly of Temescal Canyon Road, westerly of Interstate-15, easterly of Wrangler Way, and southerly of Mojeska Summit Road on a 14.81-acre site. The applications being considered are:

GENERAL PLAN AMENDMENT NO. 1203 proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD:BP), (0.25 – 0.60 Floor Area Ratio); to Community Development: Medium High Density Residential (CD:MHDR), (5-8 dwelling units per acre).

CHANGE OF ZONE NO. 7913 proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4).

TENTATIVE TRACT MAP NO. 37153 proposes a Schedule B subdivision of 14.81 acres consisting of current APNS 290-060-024 and 290-060-025 into 3 residential lots and 6 lettered lots. The 3 numbered residential lots would be subdivided into 83 condominium units. The 6 lettered lots consist of 2 of which are for public roads, 1 for a recreational area, and 3 are designated for open space.

PLOT PLAN NO. 26209 proposes a development plan for a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 square feet of landscaping, and recreation areas on the entire 14.81 acre project site.

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2017-010 recommending adoption of General Plan Amendment No. 1203 as shown in Exhibit #6 to the Board of Supervisors; and,

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42924** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1203 that changes the land use designation on approximately 14.81 acres from Community Development: Commercial Office (CD:CO) to Community Development: Medium High Density Residential (CD:MHDR), in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7913 that changes the zoning classification of the project site from Commercial Office (C-O) to Planned Residential (R-4) in accordance with Exhibit 3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37153, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report; and

APPROVE PLOT PLAN NO. 26209, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Office (CO)
Proposed General Plan Land Use Designation:	Medium High Density Residential (MHDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential
East:	Light Industrial
South:	Light Industrial, Open Space: Mineral Resources
West:	Medium High Density Residential
Existing Zoning Classification:	Commercial Office (C-O)
Proposed Zoning Classification:	Planned Residential (R-4)

Surrounding Zoning Classifications	
North:	One-Family Dwellings (R-1)
East:	Rural Residential (R-R)
South:	Manufacturing – Service Commercial (M-SC), Specific Plan (SP No. 176),
West:	Mobilehome Subdivisions and Mobilehome Parks (R-T)
Existing Use: vacant	
Surrounding Uses	
North:	Single-family residential
South:	Mining
East:	Interstate-15, vacant, storage yard
West:	Mobilehome subdivision

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Standard</i>
Project Site (Acres):	14.81 acres	N/A
Existing Building Area (SQFT):	N/A	N/A
Floor Area Ratio:	N/A	N/A
Proposed Minimum Lot Size:	Minimum 24,588square feet	Minimum 3,500 square feet
Map Schedule:	B	

Parking:

<i>Type of Use</i>	<i>Dwelling Units</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Planned Residential Development	83	2.5 spaces/unit	207.5	229 parking spaces (166 garage, 63 on-private street)
TOTAL:				229

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area ("CSA"):	Yes, CSA 152
Recreation and Parks District:	No
Special Flood Hazard Zone:	Yes – The project site is located partially within a Special Flood Hazard Area for the 100-year floodplain based on California Department of Water Resources maps. Development of the site would generally be outside this area with only the project access road crossing over this floodplain.

Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – The project site is located within very low and low mapped liquefaction potential areas
Fault Zone:	No
High Fire Zone:	No
WRMESHCP Criteria Cell:	Yes – The project site underwent the HANS Process in July 2010 (HANS 1811) and it was determined by the County of Riverside EPD that the study area is not needed for inclusion into the MSHCP Conservation Area
CVMSHCP Conservation Boundary:	No
Airport Influence Area (“AIA”):	No
Stephens Kangaroo Rat Fee Area:	Yes
Ordinance No. 655 (Mt. Palomar) Area:	Yes, Zone B

PROJECT DETAILS AND BACKGROUND

General Plan Amendment/Commercial Feasibility

The project site was previously approved under Plot Plan No. 23358 for a commercial office center consisting of 9 buildings and totaling nearly 84,000 square feet of building area in 2011. Following this approval, no further action was taken to develop the site in accordance with the approved Plot Plan.

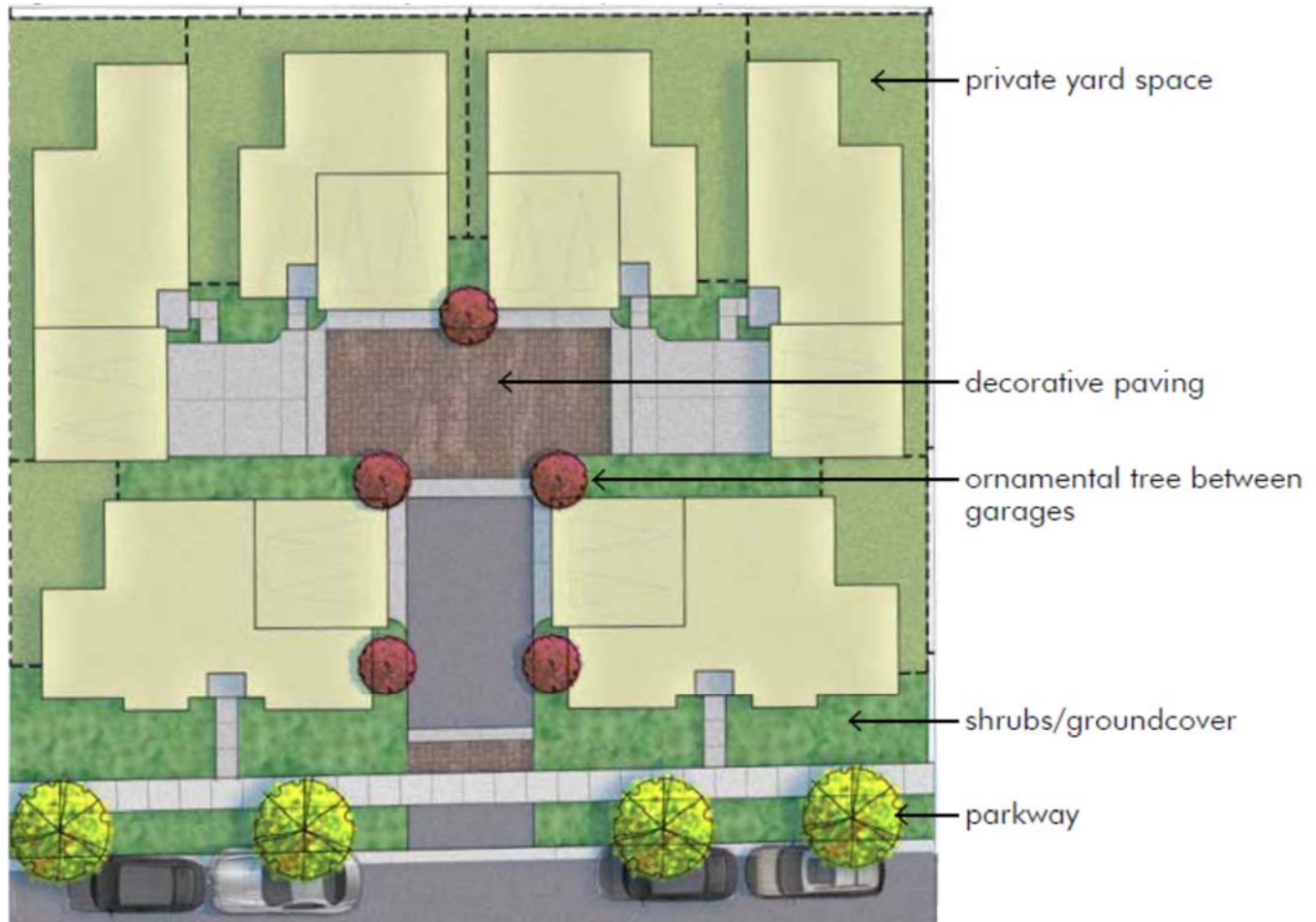
Since that time, the development of the site has not occurred under this prior approval. A Demographic Marketing Report was commissioned by the applicant and prepared by Derrigo Studies in October 2016 for the project to analyze the demographics of the surrounding area to determine the viability of the project site for retail or office use. The report concluded that based on the limited access to the site due to no immediate freeway entrance, one existing grocery store and shopping center already serving the general area, and a limited projected trade area population to support a second center, that these factors represent a diminished viability for commercial uses at the project site.

Due to this, the owner reconsidered the use of the site for commercial and has applied for the proposed project to change the General Plan land use designation from Commercial Office (CO) to Medium High Density Residential (MHDR) with an implementing project to develop the site with detached single-family condominium units. Plot Plan No. 23358 approvals will be voided as part of the approval of the currently proposed Project.

Condominium Development

The proposed Tentative Tract Map proposes the subdivision into 3 residential lots which are then further subdivided for a total of 83 condominium units. The Plot Plan includes the conceptual layout or plotting of the residential buildings within each of the lots. The layout style for the units proposed as typically referred to as a motor court style where multiple units’ garages are accessed via a common driveway or motor court. Pedestrian access would either be taken through the motor court as well or directly to the

internal circulating private streets, depending on each unit's location. Each unit would have its own private yard area of a minimum of 300 square feet typically on the side of the building opposite the motorcourt. A conceptual layout of the motorcourt is shown below.



Parking

For condominium and apartment projects such as the one proposed, parking can sometimes be a concern since the design of the units does not always include driveways for parking and on street parking may be limited since streets are often private which allow for smaller widths which may restrict parking. Based on Ordinance No. 348, Section 18.12, planned residential developments shall provide 2.5 parking spaces for all units with two or more bedrooms. All 83 units proposed have two or more bedrooms, which results in a minimum of 208 parking spaces required. Each of the 83 units proposed has its own two car garage for a total of 166 garage parking spaces. The project also includes 63 on-street (private) parking for a total of 229 parking spaces provided for a rate of 2.75 parking spaces per unit. This alone exceeds the minimum 208 required parking spaces.

Although not all of the units have a driveway capable of accommodating vehicle parking, 36 of the 83 units do have driveways capable of accommodating two vehicles each for an additional 72 parking spaces. While these driveway spaces would generally be exclusive use of the respective units, these driveway spaces would assist in offsetting the use of the on street parking spaces by either residents or guests.

With these driveway spaces included, the project would provide for a total of 301 parking spaces for a rate of 3.62 parking spaces per unit.

Recreation

Since the project would have units with relatively small private yard areas, the project includes common recreation areas that provide additional area for people to use. The primary recreation area is approximately half an acre in size and is located in the central portion of the site along the main project entry. This area would include a fenced pool, outdoor kitchen area with grills, a tot lot/playground, moveable furniture and lounge chairs, and shade structures. A conceptual plan for this recreation area is shown below.



The second recreation area is approximately 0.3 acres in area and also located near the main project entry on the east side of the project. This recreation area is defined as a “trail node” by the project and is located at the hub of the internal sidewalks leading out to Temescal Canyon Road and the proposed trail located there. This recreation area would include shade structures, benches, dog waste dispensers, and enhanced landscaping along with a trail connecting out to a viewpoint area on the eastern portion of the site.



Based on the 83 units proposed and a rate of 3.06 persons per unit, there would be approximately 254 residents anticipated for the project. Based on Ordinance No. 460 requirements for recreation area, 3 acres of parks should be provided for every 1,000 residents. Based on the 254 residents anticipated, a minimum of 0.7 acres of park area required. In total, the recreation areas consist of approximately 0.8 acres, which meets the minimum recreation area.

Grading/Retaining Walls

The existing topography on the site generally slopes downward to the south with a substantial dropoff as it reaches the drainage area that crosses the southern portion of the site. The proposed residential use on the site and the existing topography requires grading to bring the site more level which creates a design which increases even greater the grade difference to the drainage area. The design as proposed to make this transition includes a retaining wall with a maximum height of 35 feet which faces Temescal Canyon Road. The retaining wall proposed would not be a straight vertical, precision block wall but would be a mechanically stabilized earth (MSE) retaining wall where the retaining wall face is stepped back with each row of block which minimizes the appearance of such a size wall. Such a design without a flat, vertical surface should also minimize its attraction for graffiti.

SB18/AB52 Tribal Consultation

SB18 notices were sent out to 16 Tribes on September 6, 2016. Pechanga requested consultation, Pala did not wish to consult unless there was ground disturbance associated with the Project. There was no response from the other 14 tribes. AB52 notifications were sent out on August 16, 2016 to the following seven (7) tribes: Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Gabrieleño Band of Mission Indians-Kizh Nation, Ramona Band of Cahuilla Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians and the Pechanga Cultural Resources Department. The Pechanga Tribe requested to consult on the Project. The Pala Tribe did not request consultation. There was no response from the remaining Tribes.

A meeting was held in which this Project was discussed with the Pechanga Tribe on March 22, 2017. During consultation, the Pechanga Tribe stated that the Project was within a cultural landscape and within a village. A tribal representative also stated that on a site visit associated with another project, “pestles, manos, flakes, etc.” had been observed. County Staff conducted a site visit on April 10, 2017 along with two Tribal members and did not find any “pestles, manos, etc.” Two possible flakes were observed and are thought to be associated with the prehistoric site that was previously recorded on the property but that was not relocated during the cultural survey. On April 17, 2017, the agreed upon conditions of approval were sent to Pechanga, and consultation was concluded on the Project.

City of Corona Sphere of Influence

The project was initially transmitted to the City of Corona and no response was received. Pursuant to the Memorandum of Understanding with the City of Corona, any project requiring rezoning and that is inconsistent with the City’s General Plan require City and County staff to meet to review the proposed development. The City of Corona’s General Plan designates the project site as Medium Residential (6-15 du/ac). The project proposes a General Plan Amendment from Commercial Office (CO) to Medium High Density Residential (MHDR) which allows between 5 and 8 dwelling units per acre. Therefore, the proposed project is not only consistent with the City of Corona’s General Plan, but more consistent compared to the current County General Plan land use designation of Commercial Office (CO). Additionally, there are no other policies in the General Plan related to the City of Corona’s Southern Sphere of Influence that the project could be inconsistent with.



Figure 1: Project Location Map

PROJECT ANALYSIS

Background: The proposed project was submitted on July 6, 2016.

General Plan Consistency: The project proposes a General Plan Amendment to change the land use designation from Commercial Office (CO) to Medium High Density Residential (MHDR) which allows for between 5 to 8 dwelling units per acre. The project proposes a total of 83 units on 14.81 gross acres for a density of 5.6 dwelling units per acre which is consistent with the proposed General Plan land use designation. The project proposes dedication and improvements to Temescal Canyon Road along the project's frontage, consistent with the ultimate design for Temescal Canyon Road as a Major roadway in the General Plan Circulation Element. The proposed project is consistent with all other applicable policies of the General Plan.

Ordinance No. 348 Consistency: The project proposes a Change of Zone to change the zoning from Commercial Office (C-O) to Planned Residential (R-4) to be consistent with the proposed General Plan Amendment and to allow the development as proposed. A development for 83 detached single-family condominium units such as proposed is a permitted use within the Planned Residential (R-4) zone with approval of a development plan. The requirement for the development plan is addressed through the proposed Plot Plan. Additionally, the proposed project is consistent with the applicable development standards, in particular minimum lot sizes of 3,500 square feet, maximum height of 40 feet for one family residences, front yard setback of 20 feet, side yard setback of 5 feet, rear yard setback of 10 feet. As noted previously, the project meets the minimum parking requirements of 2.5 spaces per unit.

Countywide Design Guidelines: The project is consistent with the Countywide Design Guidelines, in particular provisions related to articulation of building facades, 360 degree architecture, garage location and design, and other provisions all through the project's Design Manual which emulates the Countywide Design Guidelines and expands on it with specific conceptual designed residential buildings.

Neighborhood Compatibility: Although a General Plan Amendment and a Change of Zone are proposed that would change the likely future uses of the property from non-residential to a residential use, since the surrounding area to the north and west consists of residential development, the proposed project is generally compatible with these uses. Additionally, the project has been designed to minimize impacts to and to be fitting with the surrounding existing residential developments.

ENVIRONMENTAL REVIEW:

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review per the CEQA Statue and Guidelines Section 15105.

At the time of preparation of this staff report, no comments have been received on the circulated IS and MND. Although comments were received in opposition to the project, no comments specifically addressed the IS/MND. Therefore, no new mitigation measures were required and the IS/ MND was not recirculated per California Environmental Quality Act Statue and Guidelines Section 15073.5(c).

FINDINGS

In order for the County to approve the proposed project County Staff must conclude that the necessary findings can be made for the project. The following findings are in addition to those incorporated in the attached environmental assessment.

General Plan Amendment

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made. Pursuant to Ordinance No. 348, Section 2.4.C.2., the first two (1 – 2) findings are required and one additional finding is also required. The Finding pursuant to Ordinance No. 348, Section 2.4.C.2.c is selected as the additional finding.

- 1. The proposed change does not involve a change in or conflict with:
 - a. The Riverside County Vision.

Riverside County Vision: The Riverside County Vision, in its discussion on Population Growth, specifically states, “New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” While the project is not located with immediate access to a transportation corridor (Interstate-15), it is located adjacent to one with nearby access. Further in its discussion on Population Growth, the Riverside County Vision states that the focus on growth is on quality development, not on halting growth. The project proposes a well-designed, quality community through the layout of the residences, building architecture, amenities included, and parking proposed.

On the topic of Our Communities and Their Neighborhoods, the Riverside County Vision states, “The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the extensive permanent open space that now exists can be sustained.” The project is an example of this part of the Riverside County Vision with its relatively higher densities to accommodate for growth across all income groups via detached single-family condominium units while also preserving open space areas in the southern portion of the site. The project site utilizes the existing natural setting by avoiding the existing drainage area where possible, excluding the road to access the project.

On the topic of Healthy Communities, the Riverside County Vision states, “Communities are developed so that they support and encourage residents to be more physically active; achieved by increasing the number of and access to active parks and trails, creating new passive open spaces, working with schools to open up school yards as parks, and promoting well balanced transportation networks with an equity between vehicle, public transit, bicycling and walking networks.” The project, with its recreation amenities meets this provision of the Riverside County Vision.

This is simply a sampling of the Vision topics in which the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Exhibit B:

The General Plan Amendment implements the Principle for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. The General Plan Amendment implements the Principle for Efficient Land Use which encourages compact development and increased densities. The General Plan Amendment implements the Principle for Environmentally Sensitive Design which aims to preserve significant environmental features where possible through the project's inclusion of large areas of conserved open space. Similarly, General Plan Amendment implements the Principle for Habitat Preservation which seeks preservation of natural systems through the project's inclusion of the southern drainage area as open space. The General Plan Amendment implements the Principle for Community Open Space with its provision of recreation amenities and facilities. The General Plan Amendment meets the General Plan Principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances by proposing a condominium style single family residence rather than a more typical, larger lot single family residence. This is simply a sampling of the Principles in which the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

c. Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.

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

The proposed project would either contribute to the purposes of the General Plan or, at a minimum, not be detrimental to the purposes of the General Plan and Temescal Canyon Area Plan because the proposed amendment would maintain the primarily suburban style residential atmosphere of the community that exists in the area, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare which is the foundational purpose of a General Plan.

Additionally, the purposes of General Plan are to set direction for land use and development in strategic locations, development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources it contains. The project is strategically planning for land uses in the area by considering the viability of a commercial use under the current General Plan land use designation of Commercial Office (CO) compared to the proposed land use designation of Medium High Density Residential (MHDR). Therefore, the proposed General Plan Amendment is not only not detrimental to the purposes of the general plan, but specifically implements it by strategically planning for land uses in specific locations.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan

As noted previously, the project site was previously approved under Plot Plan No. 23358 for a commercial office center consisting of 9 buildings and totaling nearly 84,000 square feet of building area in 2011. Following this approval, no further action was taken to develop the site in accordance with the approved Plot Plan.

A Demographic Marketing Report was commissioned by the applicant and prepared by Derrigo Studies in October 2016 for the project to analyze the demographics of the surrounding area to determine the viability of the project site for retail or office use. The report concluded that based on the limited access to the site due to no immediate freeway entrance, one existing grocery store and shopping center already serving the general area, and a limited projected trade area population to support a second center, that these factors represent a diminished viability for commercial uses at the project site.

Change of Zone

1. The proposed change of zone to Planned Residential (R-4) would allow generally for residential uses, in particular single-family residential uses of potentially greater density due to allowance for smaller lot sizes. This proposed Planned Residential (R-4) zone is therefore consistent with the proposed General Plan Land Use Designation of Community Development: Medium High Density Residential (CD:MHDR) which also generally allows for residential uses at densities between 5 and 8 dwelling units per acre.

Tentative Tract Map

Tentative Tract Map No. 37153 is a proposed Schedule "B" map that proposes to subdivide 14.81-acres into 9 lots, 3 residential lots and 6 lettered lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, and with all applicable requirements of State law and the ordinances of Riverside County, because General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to

suburban to rural. The proposed tentative tract map provides for a variety of housing type in single-family residential community with a variety of lot sizes and with recreational amenities and complies with the density limits of the specific land use designations. There are no community plans or specific plans covering the site.

2. The site of the proposed land division is physically suitable for the type of development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Community Development: Medium High Density Residential (CD:MHDR) and Community Development: Medium Density Residential (CD:MDR) land use designations.
3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because as detailed in the initial study and Mitigated Negative Declaration for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study and Mitigated Negative Declaration prepared for the project the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
5. As indicated in the included project conditions of approval, the proposed land division includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Although the minimum parcel size proposed by the tentative tract map is 24,588 square feet and would normally qualify as a Schedule "B" subdivision on its own, due to the increased density of this project as a condominium subdivision with multiple condominium units on each parcel that make it function more similar to a Schedule "A" map with parcels smaller than 18,000 square feet, Schedule "A" improvements were applied to the project and agreed to by the applicant.

The proposed project consists of a schedule 'B' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460 Section 10.5 as listed below, which are greater than those improvement requirements of Schedule 'B'.

- a. Streets. Streets are proposed as shown on the Tentative Map, which include frontage improvements to Temescal Canyon Road consistent with the required improvements for a Major Highway. Internal streets will be private.
- b. Domestic Water. Domestic water service will be supplied by the Temecula Valley Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
- c. Fire Protection. The project will provide for fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch (COA 10.FIRE.002) and

the required water system will be installed prior to any combustible building material being placed on the site (COA 50.FIRE.005)

- d. Sewage Disposal. Sewer service will be supplied by the Temecula Valley Water District
 - e. Fences. The project will install a minimum 6 foot high block wall as shown in the Development Plan and as required by condition 90.PLANNING.1 around the upper portion of the development that will separate future residents from the adjacent Interstate 15 right-of-way and the drainage area along the southern portion of the site.
 - f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, cable television service with lines placed underground
6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because within the tentative tract map there are no existing easements and dedications for access.
7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of Planned Residential (R-4).

Plot Plan

The following findings shall be made prior to making a recommendation to approve a Plot Plan, pursuant to the provisions of the Riverside County Ordinance No. 348 Section 18.30.C:

- 1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, as detailed previously in the findings for the General Plan Amendment, Change of Zone, and Tentative Tract Map.
- 2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, since as detailed in the Initial Study and Mitigated Negative Declaration prepared for the project the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
- 3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as surrounding development consists primarily of residential land uses of similar density. Additionally, the proposed project would not inhibit development of surrounding areas.
- 4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project proposes additional dedication and improvements to Temescal Canyon Road, including sidewalk and a multi-purpose trail. The project prepared a traffic analysis which determined that the traffic generated by the project would not result in unacceptable levels of traffic congestion based on General Plan policies.
- 5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale

of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does propose multiple buildings on one existing parcel and also proposed multiple buildings on one proposed parcel as proposed by the related Tentative Tract Map No. 37153. Tentative Tract Map No. 37153, in addition to proposing a subdivision into 9 parcels (3 residential and 6 other lots), also includes further subdivision of the 3 residential lots for 83 detached single-family residential condominium units to allow the sale of each of the proposed 83 residential buildings proposed by the Plot Plan. Condition of approval 10.PLANNING.005 of the Plot Plan states that such a land division shall be recorded prior to sale of any individual condominium unit.

6. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Planned Residential (R-4) zone as detailed below.
 - a. One-family dwellings are permitted uses within the Planned Residential (R-4) zone.
 - b. The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet. The project site is 14.81 acres or 645,227 square feet. Excluding the areas for public and private streets results in an area of 512,535 square feet. Divided by the proposed 83 residential units results in a minimum overall area of 6,175 square feet for each dwelling unit, which is greater than the minimum of 6,000 square feet.
 - c. The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. The proposed Tentative Tract Map proposes a lot size minimum of 35,090 square feet and minimum lot widths of 150 feet and minimum lot depths of 130 feet.
 - d. One family structures shall not exceed forty feet (40') in height. The development plan proposes buildings with a maximum height of 35 feet.
 - e. The front yard shall be not less than 20 feet. The minimum front yard setback is 20 feet
 - f. Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten feet from the existing right-of-way or from any future right-of-way. Side yard setbacks on interior and through lots are a minimum of five feet and side yard setbacks on corner lots are a minimum of ten feet.
 - g. The rear yard shall not be less than ten feet. The minimum rear yard setback is ten feet with no structural encroachments.
 - h. Off street parking shall be provided as set forth in Section 18.12 of Ordinance No. 348. Based on Ordinance No. 348, Section 18.12, planned residential developments shall provide 2.5 parking spaces for all units with two or more bedrooms. All 83 units proposed have two or more bedrooms, which results in a minimum of 208 parking spaces required. Each of the 83 units proposed has its own two car garage for a total of 166 garage parking spaces. The project also includes 63 on-street (private) parking for a total of 229 parking spaces provided for a rate of 2.75 parking spaces per unit. This alone exceeds the minimum 208 required parking spaces.
 - i. Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre. The project will be served by Temescal Valley Water District for sewer disposal.
 - j. Recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision. Based on the 83 units proposed and a rate of 3.06 persons per

unit, there would be approximately 254 residents anticipated for the project. Based on Ordinance No. 460 requirements for recreation area, 3 acres of parks should be provided for every 1,000 residents. Based on the 254 residents anticipated, a minimum of 0.7 acres of park area required. In total, the recreation areas consist of approximately 0.8 acres, which meets the minimum recreation area.

- k. Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles. The project provides sidewalks throughout the development to access each proposed unit and out to Temescal Canyon Road. The proposed project streets and location of buildings have been designed to provide adequate emergency vehicle access.
- l. Before any structure is erected or use established in the R-4 zone, there shall be a subdivision map and a development plan approved as set forth in Section 8.95 or Ordinance No. 348. Tentative Tract Map No. 37153 proposes the subdivision of the property and the proposed plot plan and exhibits related to it constitute a development plan.
- m. The proposed development plan shows the location of each proposed structure in the development area and the use or uses to be contained therein, location of all pedestrian walks and recreation areas, location and height of walls and fences and landscaping, plans of typical residential structures.
- n. The proposed Tentative Tract Map has been conditioned to submit Covenants, Conditions, and Restrictions (CC&Rs) prior to recordation of the final map and that the right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development and maintenance of the common area by a corporation, partnership, trust, or other legal entity having the right to assess the individual lot owners is included in the CC&Rs (COA 50.PLANNING.34).

Other Findings

- 1. This project is located within Criteria Cell 3348 of the MSHCP, and as such was required to go through the Habitat Acquisition and Negotiation Strategy (HANS) process (HANS 1811) which went to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) on June 9, 2010. HANS 1811 resulted in a determination that no conservation area was necessary to be included as MSHCP Conservation Area. Accordingly, this project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
- 2. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The project was initially transmitted to the City of Corona and no comment was received. Pursuant to the Memorandum of Understanding with the City of Corona, any project requiring rezoning and that is inconsistent with the City's General Plan require City and County staff to meet to review the proposed development. The City of Corona's General Plan designates the project site as Medium Residential (6-15 du/ac). The project proposes a General Plan Amendment from Commercial Office (CO) to Medium High Density Residential (MHDR) which allows between 5 and 8 dwelling units per acre. Therefore, the proposed project is not only consistent with the City of Corona's General Plan, but more consistent compared to the current County General Plan land use designation of Commercial Office (CO). Additionally, there are no other policies in the General Plan related to the City of Corona's Southern Sphere of Influence that the project could be inconsistent with. Therefore, this project conforms to the MOU.

3. This land division is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
4. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
5. For the reasons set forth above and in the Initial Study prepared for this Project, the proposed project will not have a significant effect on the environment with incorporation of mitigation measures relating to Biological Resources, Cultural Resources, and Noise which are required under Conditions of Approval 60.PLANNING.16, 60.PLANNING.17, 60.PLANNING.27, 90.PLANNING.13, 60.PLANINNG.2, 60.PLANNING.3, 10.PLANNING.1, 10.PLANNING.2, 70.PLANNING.1, 80.PLANNING.9, and 60.PLANNING.26.
6. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including 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.
7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in Condition of Approval 50.PLANNING.19.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has received written communication from a number of the public who indicated opposition to the proposed project as well as some letters in support of the proposed project which are attached to this staff report.

This project was presented before the Temescal Valley Municipal Advisory Committee in April 2015, February 2016, May 2016, and November 2016. Meetings were held with the Temescal Valley Development Committee in July 2015 and September 2015. Meetings were held with the Butterfield Homeowners Association in July 2015 and September 2015.

RESOLUTION 2017-010
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1203

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 1, 2017, to consider the above-referenced matter; and,

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

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 1, 2017, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of a **Mitigated Negative Declaration** for Environmental Assessment No. 42924;

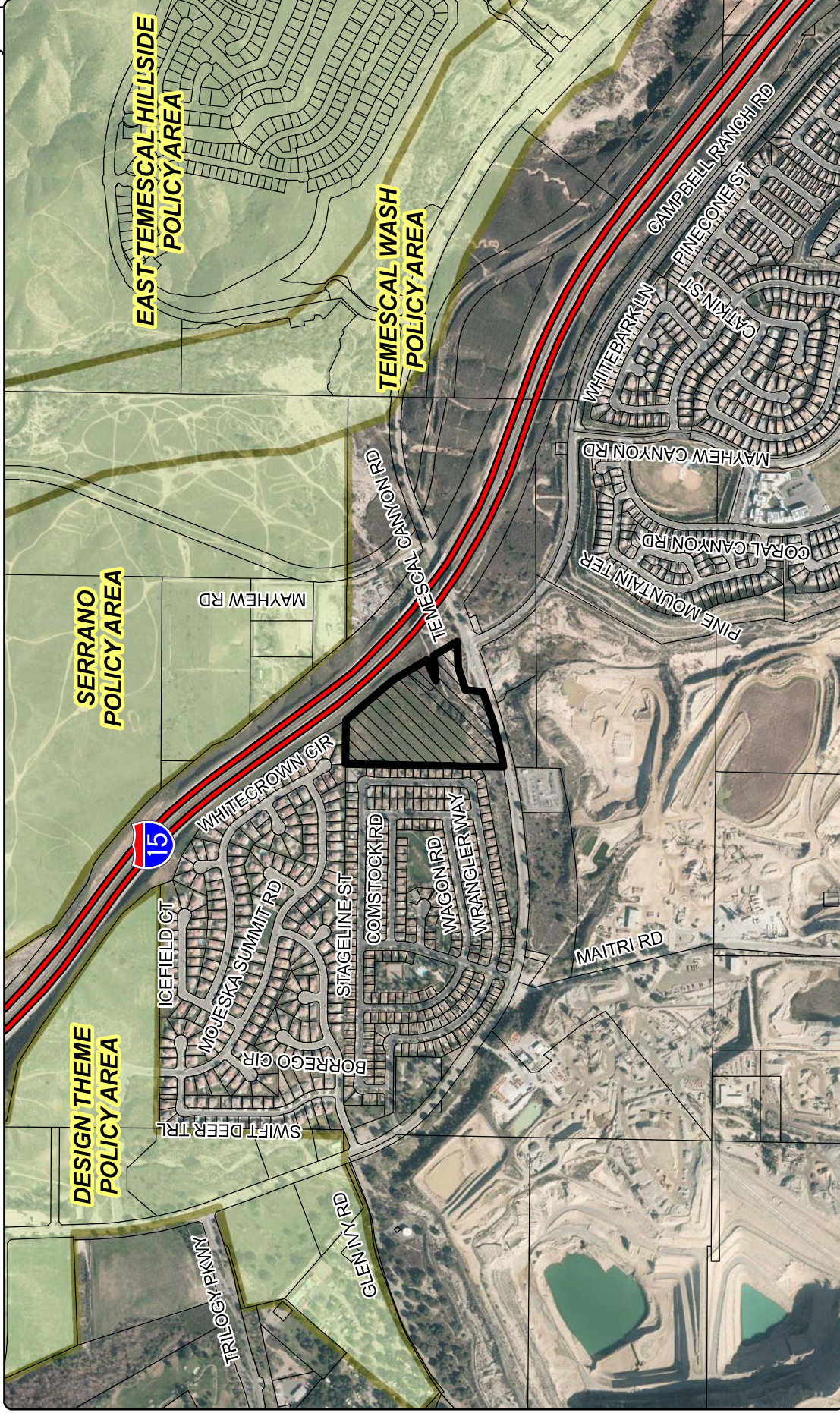
and

APPROVAL of **GENERAL PLAN AMENDMENT NO. 1203**.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07913 GPA01203 TR37153 PP26209
VICINITY/POLICY AREAS

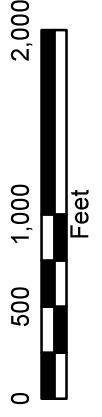
Supervisor: Jeffries
 District 1

Date Drawn: 10/04/2017
 Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2016, the County of Riverside adopted a new General Plan. 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 at (760)865-9477 (Eastern County) or Website: <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

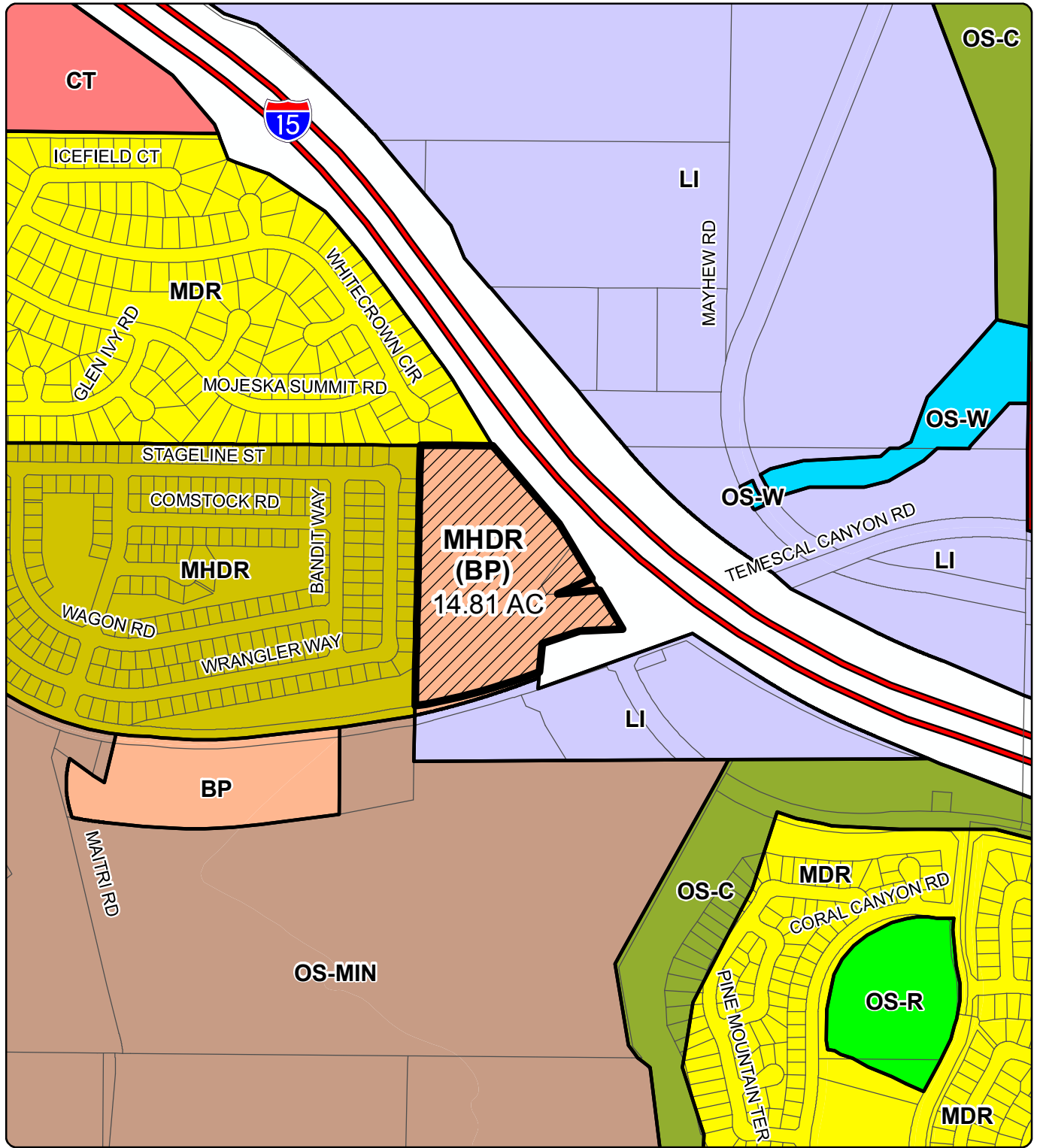
CZ07913 GPA01203 TR37153 PP26209

Date Drawn: 10/04/2017

Supervisor: Jeffries
District 1

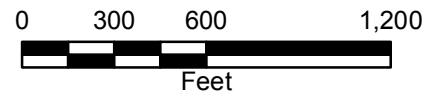
PROPOSED GENERAL PLAN

Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



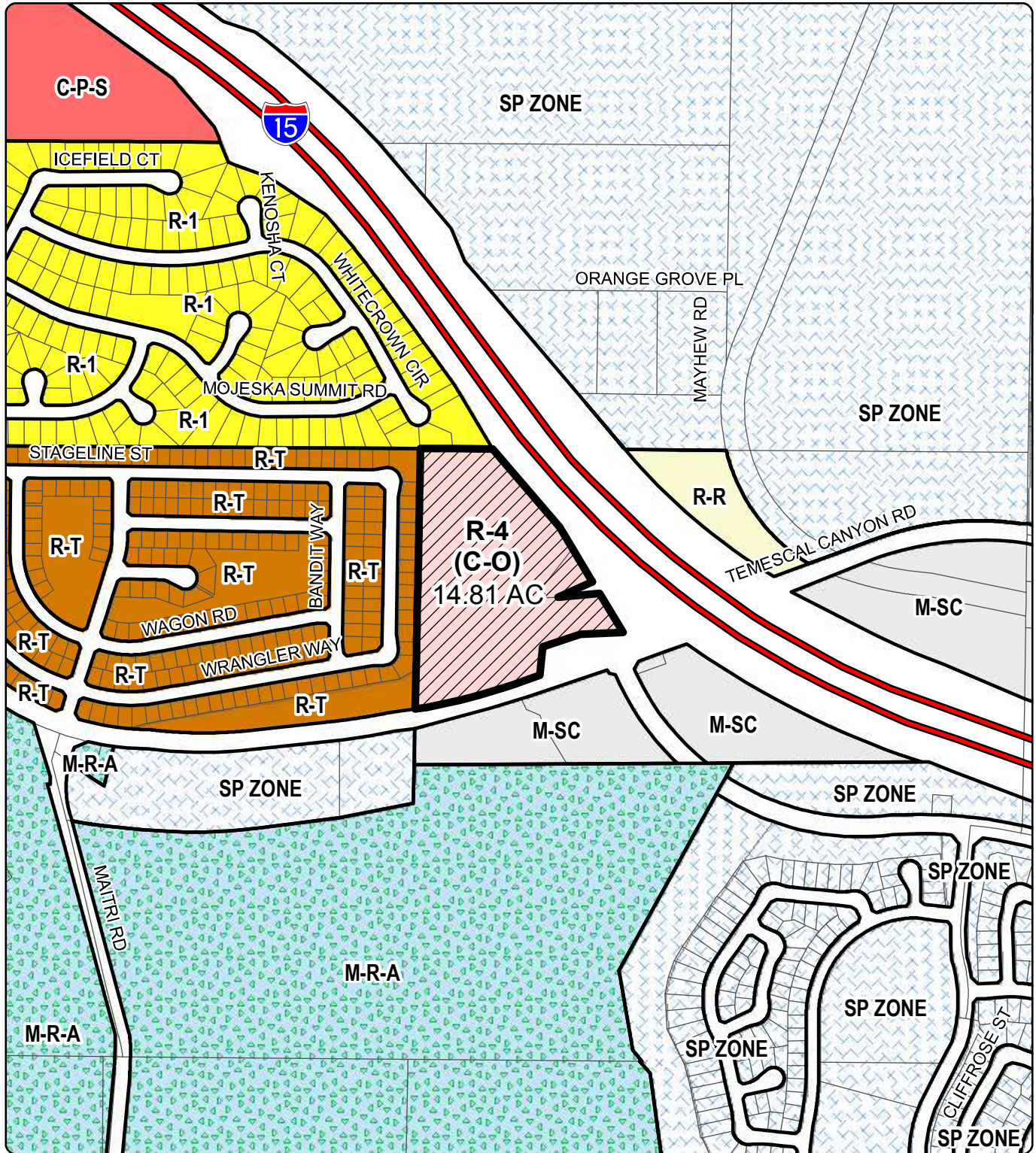
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07913 GPA01203 TR37153 PP26209

Supervisor: Jeffries
 District 1

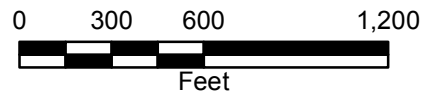
Date Drawn: 10/04/2017
 Exhibit 2

PROPOSED ZONING



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



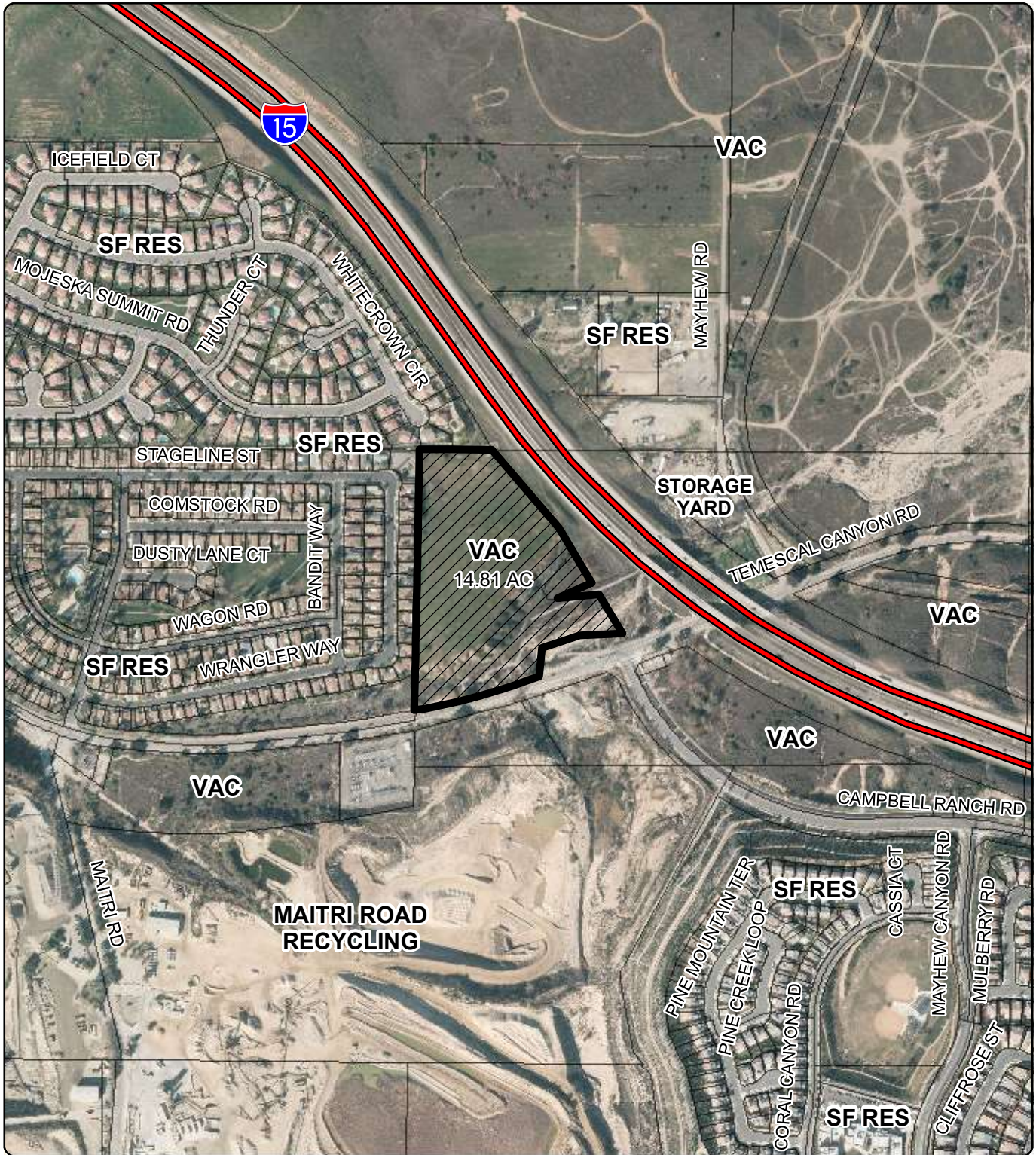
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07913 GPA01203 TR37153 PP26209

Supervisor: Jeffries
 District 1

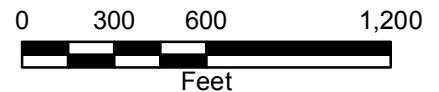
Date Drawn: 10/04/2017
 Exhibit 1

LAND USE



Zoning Area: Glen Ivy

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.rcplma.org>



TEMESCAL CANYON DESIGN MANUAL

Riverside County, CA.
March 2017

TEMESCAL CANYON

DESIGN MANUAL

TTM 37153

Applicant:

Temescal Canyon Office Partners. LLC.

Consultant Team:

DAHLIN | Architecture and Planning

Proactive Engineering Consultants

SMP | Environmental Design

Riverside County, CA.

March 2017

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1.0 Project Background



1.1 General Overview

This Design Manual is intended to layout the overall framework for Temescal Canyon (TTM 37153) including design concepts, overall aesthetics, and infrastructure strategies, providing a comprehensive guide to the Builder and City Staff as this site is developed. The execution of the information contained within this manual will ensure County design objectives are met for this site.

The document describes the existing conditions of the site and shows its local and regional context. The Land Use Plan is delineated with product descriptions and examples of site features such as the proposed recreation area, trail systems, monumentation plans, and street sections. A set of design guidelines is included to ensure a high level of site design and architectural/landscape design quality is established for the community. The location and function of water quality basins and utility systems are also delineated as part of this document.

The Design Manual will be accompanied by a Tentative Tract Map as part of the subdivision application process in accordance with the County of Riverside Zoning Code Ordinance No. 348, Article VIII d, Section 8.95B.

1.2 Document Organization

The Design Manual is organized into 5 descriptive chapters, each addressing different elements within the community. Chapter 1 provides background information of the project. Chapter 2 describes the land use plan concept and the key features proposed for the site. Chapter 3 sets up the design guidelines including site design, architectural character, and landscape concepts to guide development into a cohesive, high quality community. Chapter 4 discusses the infrastructure proposed for the site, and Chapter 5 lists implementation strategies for the project.

1.3 Project Vision

Temescal Canyon is envisioned to be a memorable community with clustered housing integrated within a short walk to recreation opportunities. Each single-family clustered home will have its own private open space providing an indoor/outdoor lifestyle. The proposed sidewalk and trail system will provide residents with easy access to the pool and tot-lot area located on site. The sidewalk system also connects to the regional trail system for miles of walking and biking opportunities.

The standards and guidelines within this document will create an ideal community framework, distinctive architecture, and landscape elements to create a high quality, timeless place to live at Temescal Canyon.

1.4 Project Description

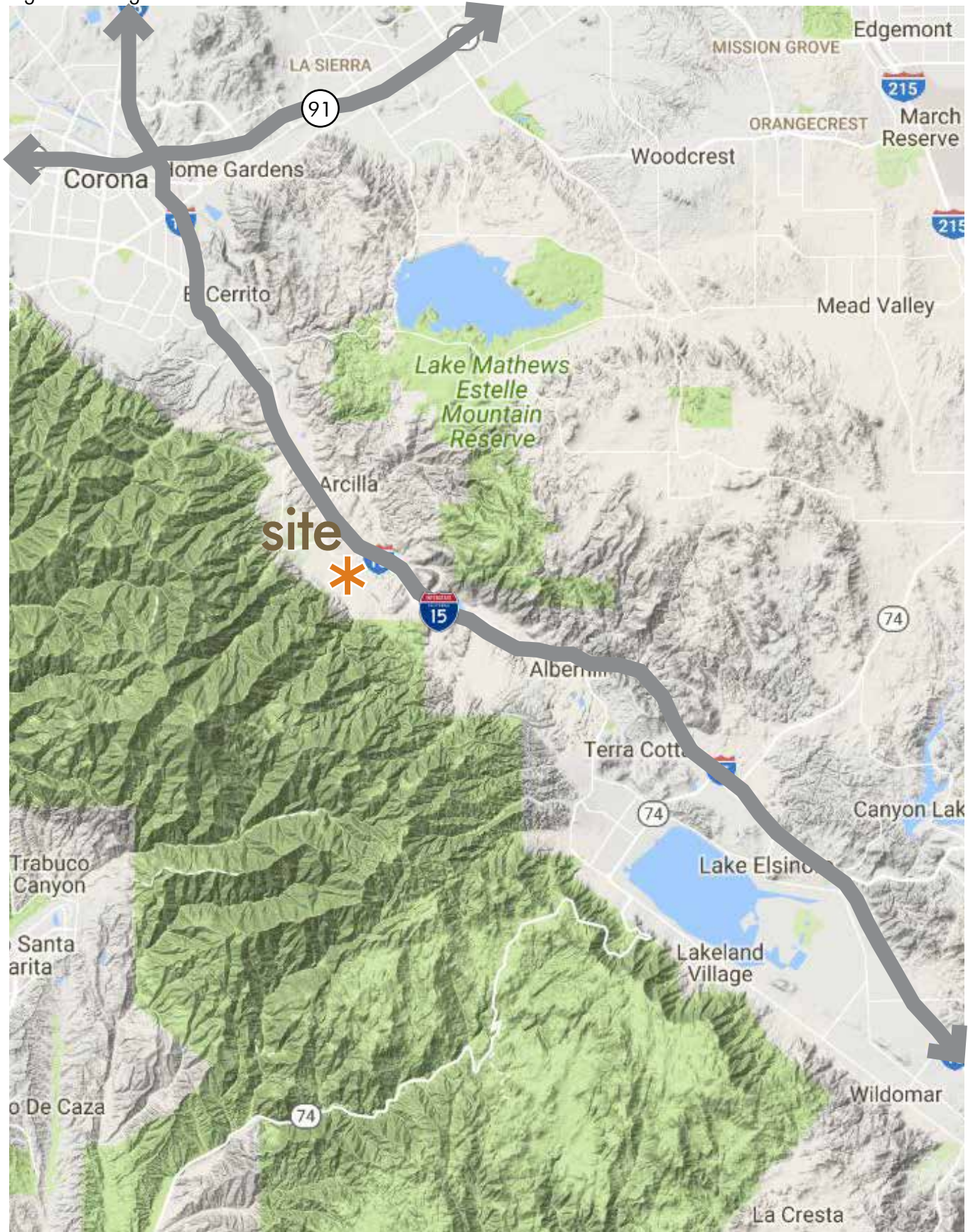
Temescal Canyon is located in Riverside County just north of Temescal Canyon Road on the west side of the I-15 Freeway, with the Butterfield Estates manufactured home subdivision on the east, Painted Hills single family community to the north, and vacant land directly south as shown in Figure 1-2.

The site is a total of 14.81 acres with 85 2-story clustered homes located on 12 lots. Recreation areas and a sidewalk/trail system is planned for the project and is described in Section 2.0.

The project is currently zoned as Business Park (BP) but is proposed to be rezoned as PRD R-4 Residential. The proposed land use will be developed as detached condominium single family residential.



Figure 1-1 Regional Location



1.5 Existing Conditions

The property is currently vacant land. The majority of the site is a rolling plateau with no vegetation overlooking the properties to the east and south. The site borders Temescal Canyon Road to the south, Interstate 15 to the east, and single-family residential communities to the north and west.

The topography of the plateau at the south drops down approximately 30 to 40 feet to a 2.8 acre existing drainage channel along Temescal Canyon Road. This drainage channel is within the 100 year flood plain boundary. Existing swales exist along both the north side and east side of the property.

See Figure 1-2 for the existing conditions map.

1.5.1 Existing Land Use Designations

The existing Riverside County General Plan Land Use is Business Park (BP) and the existing zoning is Commercial Office (C-O). The site is within the Glen Ivy Area zoning district. It also is within the RCIP Area Plan and Temescal Canyon Area Plan.

1.5.2 Adjacent Properties

The adjacent properties include Interstate 15 to the east, vacant land and mining operations to the south, Butterfield Estates to the west, and Painted Hills subdivision to the north. See Figure 1-3 for existing GP land uses and Figure 1-4 for existing zoning.

Adjacent General Plan Land Uses:

- North: MDR (Medium Density Residential)
- South: LI (Light Industrial)
- East: FWY (Freeway)
- West: MHDR (Medium High Density Residential)

Adjacent Zoning:

- North: R-1 (One-Family Dwellings)
- South: M-SC (Manufacturing Service Commercial)
- East: Freeway
- West: R-T (Mobile Home Subdivision/Park)



site view from I-15



site view from Temescal Canyon Rd. at southeast corner



site view from Temescal Canyon Rd. at southwest corner

Figure 1-2 Existing Conditions



Figure 1-3 Existing GP Land Uses

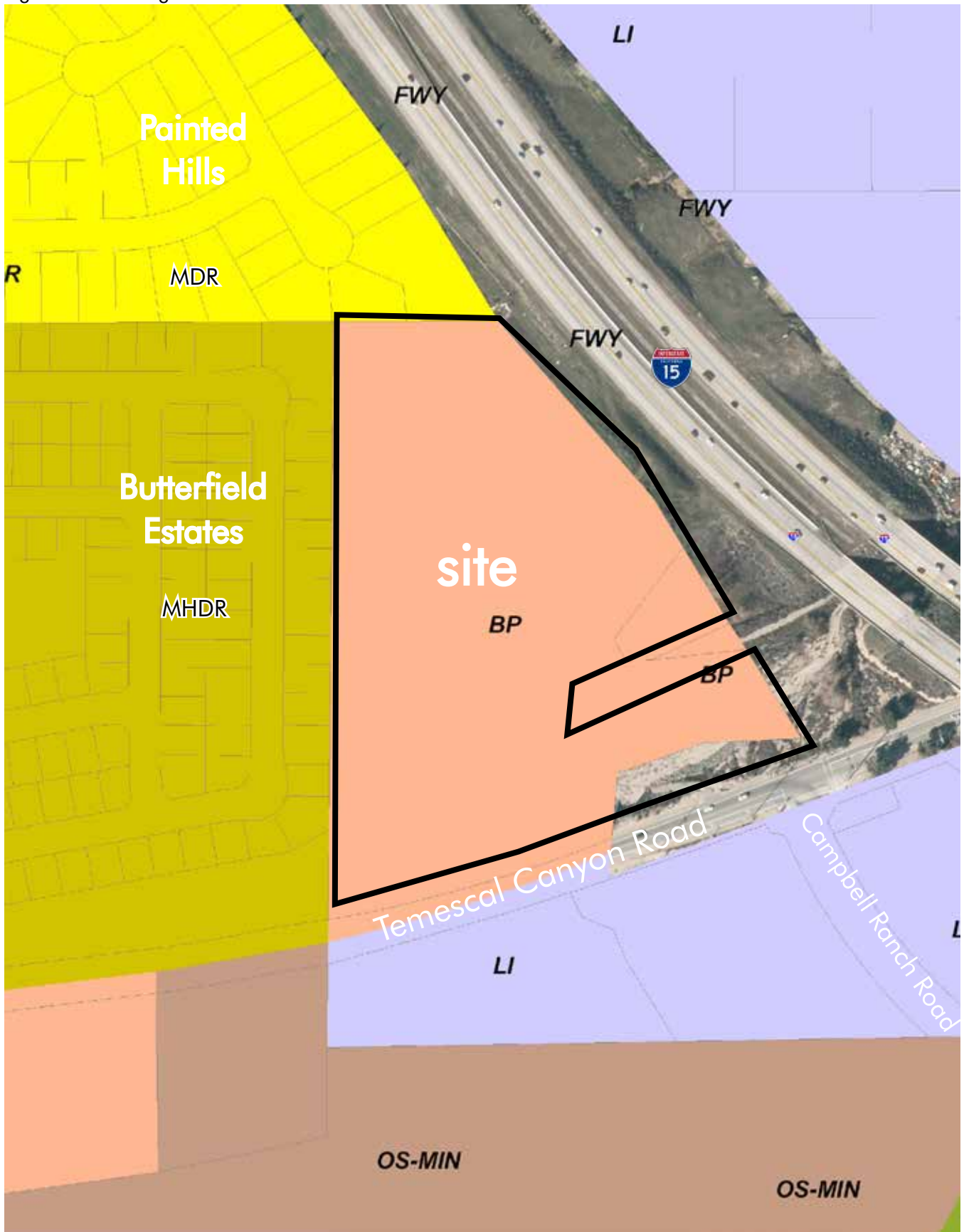


Figure 1-4 Existing Zoning

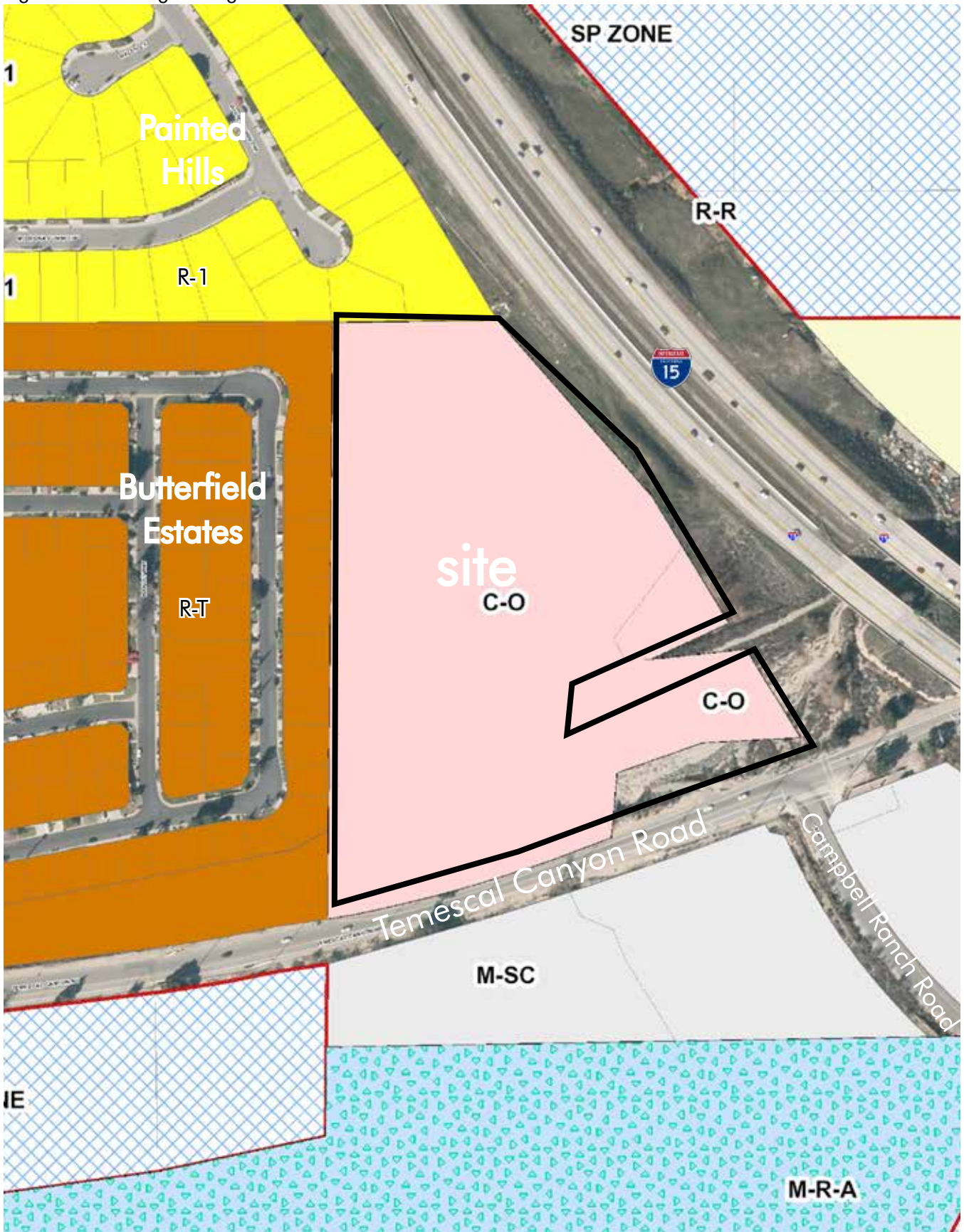
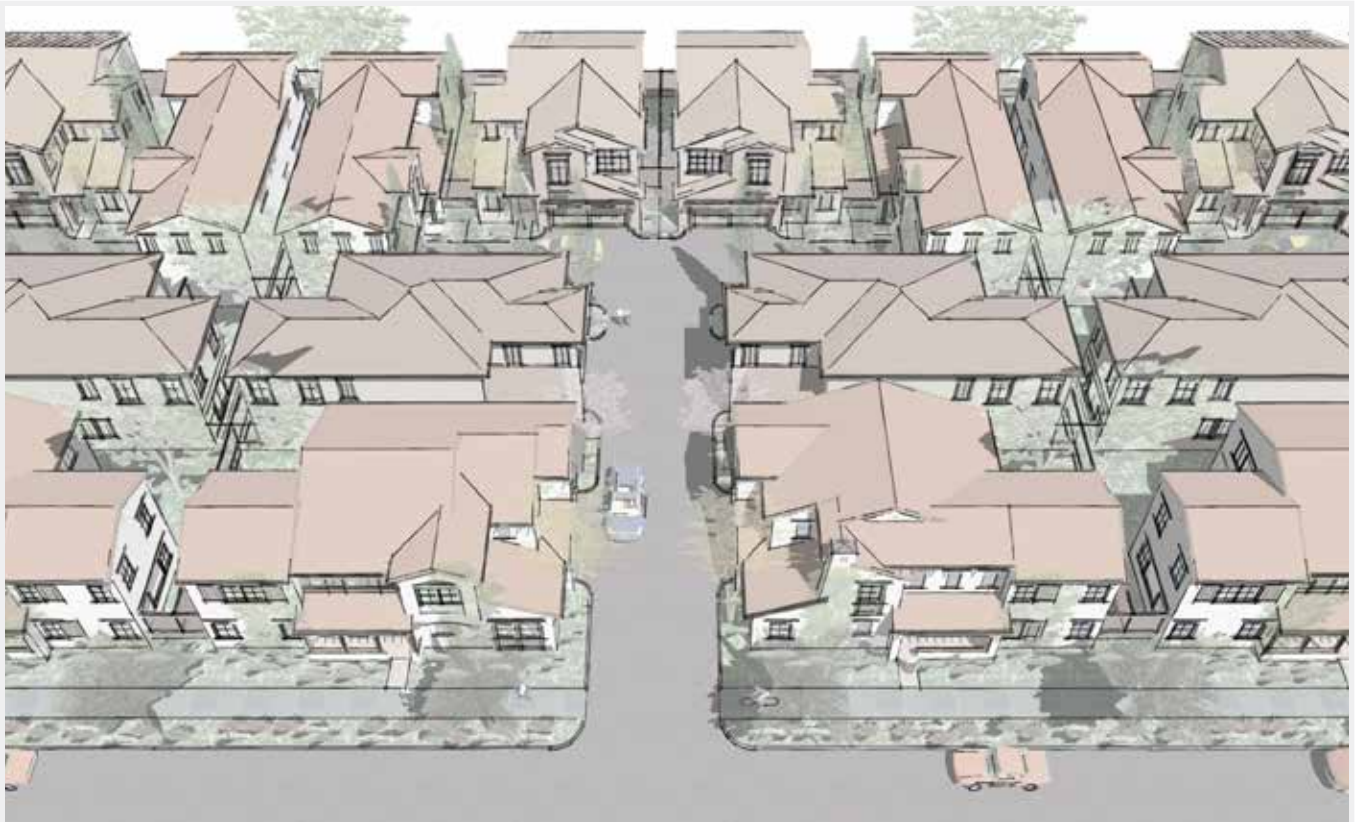


Figure 1-5 Additional Site Views



2.0 Land Use Plan



2.1 Site Plan Description

Temescal Canyon is a 14.8 acre residential community comprised of 85 two-story single family cluster homes organized along a pedestrian-friendly street network with planned open spaces and gathering areas. The project enters off of Temescal Canyon Road and then crosses over the existing open space drainage channel before climbing up to the main project area. A view of the proposed recreation space with pool and tot lot area is visible when entering the project.

Temescal Canyon is a walkable community with sidewalks located along the street network, connecting each cluster to the recreation area and to the off-street trail system proposed for the project. This trail system takes advantage of additional open space located throughout the site and creates landscaped seating areas with distant views of the surrounding area. A 10' multi-purpose trail will be built along Temescal Canyon Road to tie into the regional trail system planned for Riverside County.

See Figure 2-1 for the project site plan.

Figure 2-1 Proposed Site Plan



2.2 Product Description

An 8-pack single family cluster is the home type planned for Temescal Canyon as shown in Figure 2-2. The typical condition of this cluster is eight homes organized around an internal motor court area, minimizing the need for driveways on the main access road while allowing space for parking and landscape. Each 8-pack cluster will be sited in a single lot with individual homes proposed as a detached condominium.

The homes average in size from 1,630-2,230 square feet with 3-4 bedrooms. Each home has its own private yard area with outdoor patio space.

As these homes are considered multifamily dwellings under the detached condominium land use, the provisions of the R-3 zone will apply per Riverside County Ordinance No. 348, Article VIII Section 8.96a. The existing and proposed zoning regulations applying to the cluster homes are listed in Table 2-1.



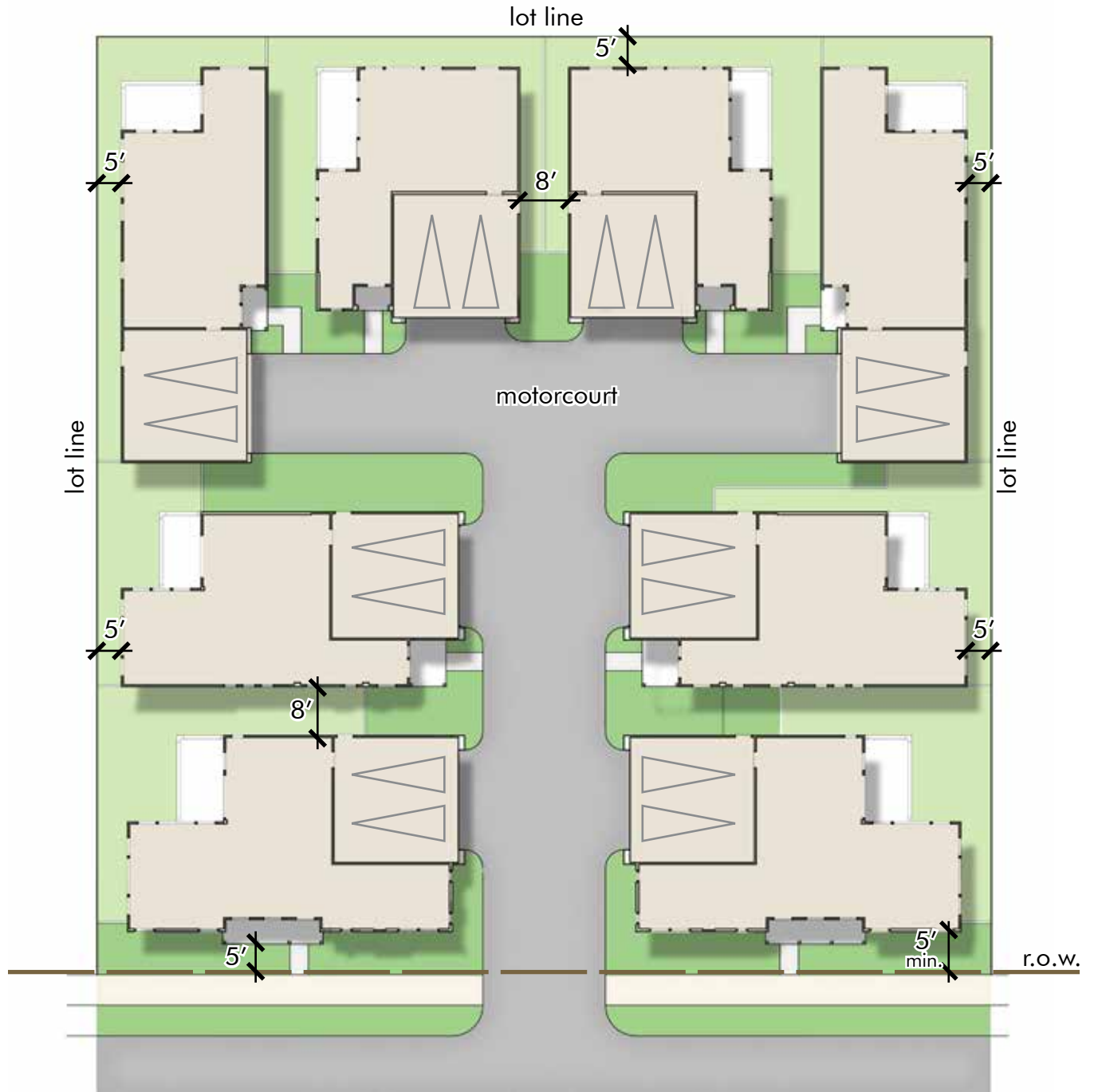
Table 2-1 Cluster Home Building Standards

R-3 Standards (per Article VIII Section 8.96a)		
AREA & HEIGHT REQUIREMENTS	EXISTING	PROPOSED
minimum lot size	3,500	3,500
minimum lot area per dwelling unit	7,200	7,200
minimum lot width	60'	60'
minimum lot depth	100'	100'
maximum building height	50'	50'
SETBACK REQUIREMENTS		
front yard (buildings under 35' in height)	10'	5'*
side yard	5'	5'
rear yard (buildings under 35' in height)	10'	5'*

notes:

*variance from standard R-3 zoning

Figure 2-2 Typical Cluster Plan



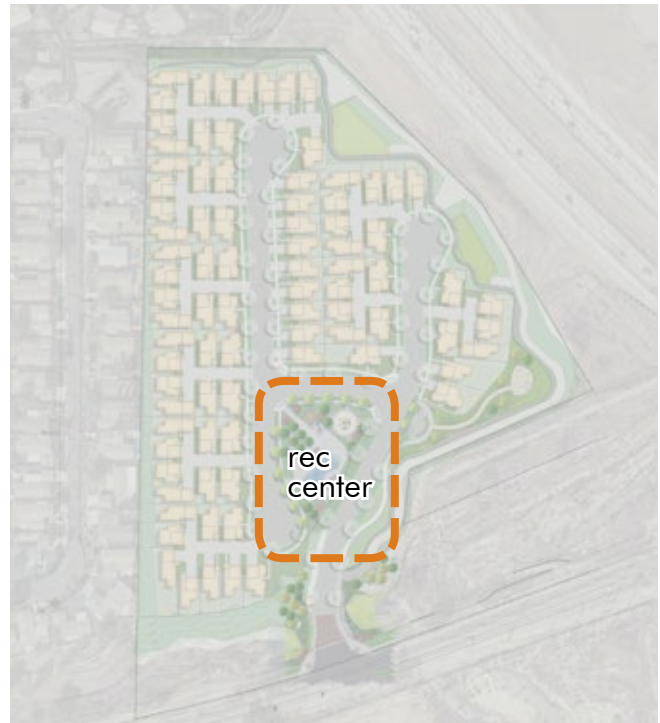
2.3 Community Amenities

2.3.1 Recreation Center

The Temescal Canyon Community Recreation Center Area is to be a neighborhood pool designed on Lot B of the site plan and is to be approximately one half acre in size. This recreation center area is to serve the Temescal Canyon community. The design of Lot B should strive to integrate the community recreation center into the surrounding open space and should utilize simple plan forms that affirm the modern prairie theme of the neighborhood. See Figure 2-3 for a conceptual plan of the recreation center.

Key elements include the following:

1. The community recreation center shall be designed with a pool and solid pool deck consistent with the design theme of the neighborhood.
2. The community recreation center area design should minimally include a permanent outdoor kitchen area which consists of a permanent grilling station.
3. A tot lot playground shall be designed adjacent to pool enclosure.
4. A secure pool enclosure consisting of walls, fences, and gates shall be constructed. The enclosure shall be consistent with the community wall and fence guidelines for materials, color, and style.
5. All wall and fence heights and gate security/emergency features are to be consistent with all County of Riverside and Health Department standards.
6. Movable lounge and table furniture, to allow seating flexibility, shall be provided.
7. The community pool enclosure shall have ample permanent shade structures to be constructed of wood or metal with design accents of wood, metal, stone, brick or tile and shall match the design theme of the neighborhood. Temporary shade structures such as patio umbrellas are permitted as secondary shade options.
8. The recreation center shall be designed with a building to provide restrooms and pool mechanical storage; no community rooms are required.
9. The architecture of the restroom/pool mechanical room design shall match neighborhood building aesthetics and incorporate neighborhood architectural details.
10. All County of Riverside and Health Department requirements for a pool recreation facility such as pool showers, drinking fountains, gate security, and pool enclosure height/materials are to be followed



key map

Figure 2-3 Recreation Center Detail



2.3.2 Tot Lot/Playground Area

A tot lot or playground area shall be constructed as a community amenity within Lot B. This playground is to be permanently mounted by certified professionals. The tot lot playground design shall incorporate elements from the community theme and match the site furnishings in materials, color, and style and shall be designed for a variety of age groups.

The tot lot is to have a permanent shade structure over the playground equipment. The shade structure color and material shall emphasize the color and materials of community site furnishings and play structure. Approved materials for the shade structure include wood, hardened/molded plastic, metal, and heavy duty canvas fabric. No nylon, temporary canvas, or fabric overhead features shall be allowed in the tot lot playground area.

Additional permanent shade and seating areas shall be designed at the tot lot playground area outside of the playground fall zone. All site furnishings in the playground area are to be securely mounted.

2.3.3 Community Gateways and Monuments

The primary community gateways and monuments are intended to define and express the visual character of the community and provide wayfinding once within the specific planning area. The community has one gateway entry off of Temescal Canyon Road with wayfinding monuments for the Recreation Center area, Linear Park, and Dog Park.

All gateways, monuments, and associated landscape massing shall comply with the County of Riverside vehicular line-of-site regulation standards.

2.3.3a Community Gateway Entry

The Community Gateway announces the arrival to the site and is the threshold from Temescal Canyon Road. This gateway spans the watershed adjacent to Temescal Canyon and links the site to the remainder of the Temescal community. Materials and finishes of the gateway should match the architectural character of the community and enhance the modern prairie aesthetics of the site.



tot lot with a permanent shade structure



shade structure over seating areas

Key Elements include the following:

1. An enhanced “bridge” façade shall be designed at the community gateway; this bridge statement shall include stone, tile, or wood veneer with a railing element.
2. The bridge feature shall have enhanced vehicular paving which should consist of concrete pavers.
3. Temescal Canyon Road links to the Regional Trail; this trail shall be connected to the neighborhood trail system.
4. Community pilasters shall be designed to enhance gateway threshold experience.
5. Landscape planting at the gateway shall use low mounding shrubs in foreground with layered shrubs and grasses in the background.
6. A mixture of deciduous and evergreen trees should be designed along the vehicular corridor.
7. Materials and finishes will match and compliment the architectural character of the community and sets the tone for the modern prairie theme.

Refer to Figure 2-4 Entry Monumentation Plan for conceptual illustration.



example of enhanced “bridge” feature at project entry

Figure 2-4 Entry Monumentation Plan



2.3.3b Wayfinding Monuments

The Community Wayfinding Monuments are to be a series of signs, markers, pilasters, and monuments that assist with vehicular and pedestrian circulation throughout the site while maintaining the quality and character of the community. The Wayfinding Monuments shall be used to call out amenities within the community such as the Community Recreation Center, the Tot Lot playground, parks, and trails. Address signage and directional signage are to be included in the Wayfinding Monuments and should be constructed of a similar, durable material to other signs and monuments within the neighborhood.



example of a wayfinding monument

2.3.4 Trails and Pedestrian Circulation

Temescal Canyon shall promote a system of trails and walkways for pedestrians and other non-vehicular modes of transportation at both the county level and the neighborhood level as shown in Figure 2-5. The regional level consists of a proposed link to the County of Riverside Regional Trail System. This trail link shall be coordinated with the County of Riverside. The neighborhood level includes a system of internal walking paths, trails, and connections. For additional information, requirements, and clarifications of trail terms, refer to the *County of Riverside Recreational Trails Master Plan – Temescal Canyon Area Plan*.

2.3.4a Sidewalks

The entry road leading from Temescal Canyon Road into the community will include a partially meandering sidewalk on the east side of the street. This sidewalk is to be 8' wide and shall be constructed of concrete. The sidewalk will be curb adjacent at the entry and once space allows will be separated from the curb by a landscaped parkway as it begins to meander through the open space. Additional sidewalks shall be included throughout the site and will be a minimum of 4' wide and shall be constructed of concrete. These sidewalks shall be separated from the curb by a landscape parkway no less than 4' wide.



street adjacent sidewalks separated by parkways

Figure 2-5 Trails and Pedestrian Circulation



2.3.4b Internal Walking Paths

The Internal Walking Paths area planned to provide pedestrian movement within the community as well as provide connectivity to the site's amenities and regional trail system. The Internal Walking Paths will consist of a minimum of 4' wide stabilized decomposed granite path with reinforced edges such as mow curbs or approved header board for a minimum overall width of 5'. The 4' wide stabilized decomposed granite trail will be located in specific locations to further connect the site amenities to the community. The internal walk is not to be adjacent to a local street; a planting area of no less than 5' wide shall be provided between the curb and walk at all times.

All trails within the site and connectors to regional trail systems are to be constructed of solid materials. Acceptable materials for internal trail ways include the following: stabilized decomposed granite path with reinforced edges such as mow curbs, concrete, or concrete pavers. Compacted soil and stabilized soil are not acceptable materials for community trails.

2.3.5 Trail Node

A trail node shall be created within Lot C of the site. This node shall act as a transitional point connecting the neighborhood sidewalks and the off-site pedestrian system such as the regional trail system.

The trail node shall be an enhanced area that includes community amenities such as benches, trash cans, wayfinding monuments, outdoor exercise stations, dog waste dispensers, and enhanced planting. These community amenities are to be consistent in color, style, and finishes with other site-wide amenities.

See Figure 2-6 for conceptual illustration plan.



example of a stabilized DG trail



key map

Figure 2-6 Trail Node Detail



2.3.4 Cluster Private/Public Landscape

Each home within Temescal Canyon will have its own private yard area to be maintained by the homeowner. These areas will be separated from neighboring private yards and the publicly maintained landscape area by a wall or fence. An approximately 300 square foot area of usable open space is provided for each home, including a patio that provides an indoor/outdoor living experience. These spaces have adequate room for seating, outdoor dining, barbeque area, small dog run, or a place for gardening.

All landscaped areas visible from the road right of way or motorcourt, and not behind a fence, will be installed and maintained by the H.O.A. The motorcourt hardscape and landscape concept is shown in Figure 2-7a, and the delineation of private and public areas is shown in Figure 2-7b.



private outdoor space is provided for each home

Figure 2-7a Motorcourt Hardscape and Landscape Concept

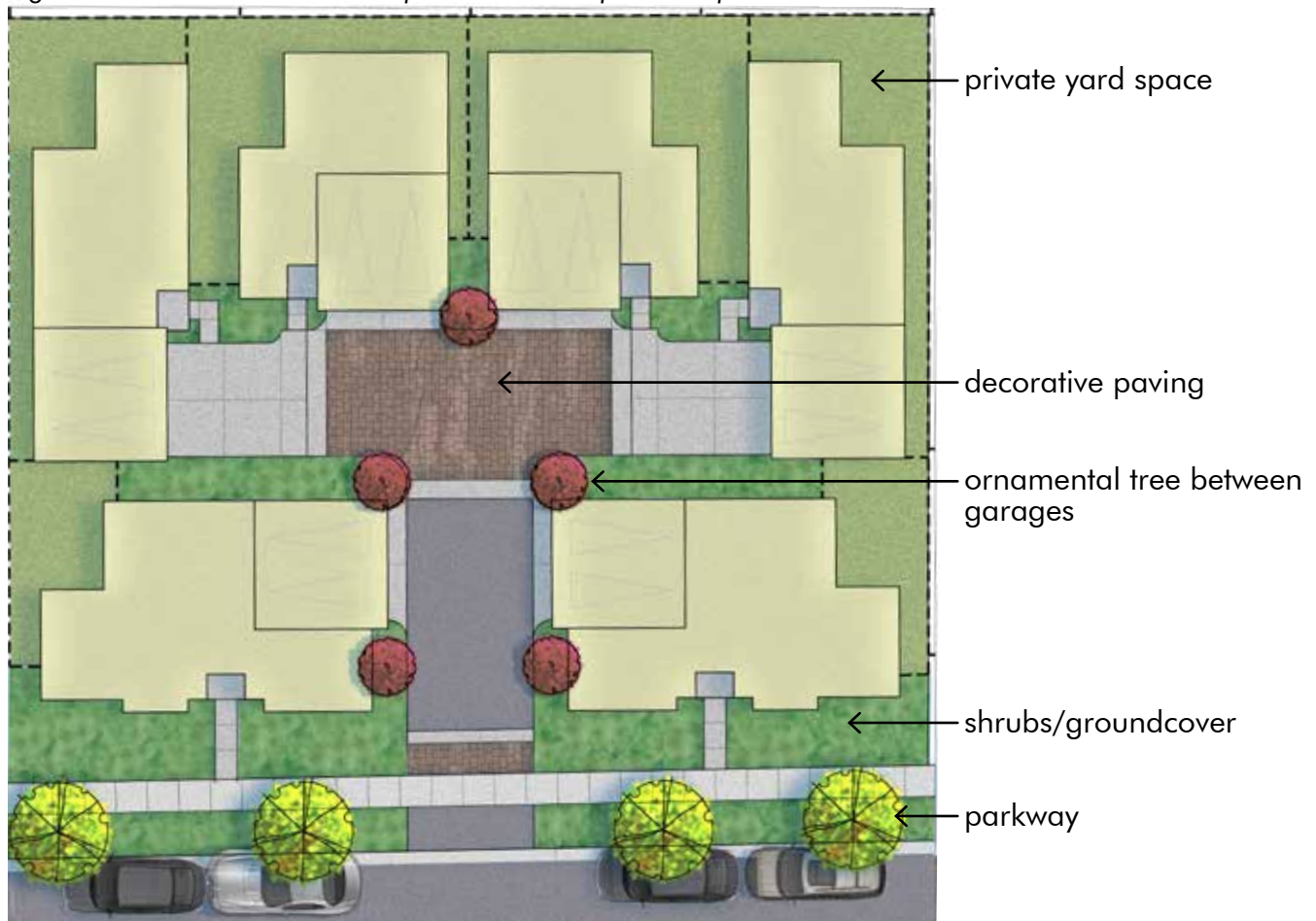





Figure 2-7b Private and HOA Maintained Cluster Landscape



-  homeowner maintained landscape
-  primary private yard area
-  H.O.A. maintained landscape

2.4 Street Sections

Two street sections will be used in Temescal Canyon. These streets are sized to be public roads, but may also be built as private roads.

The typical residential road as shown in Figure 2-8a has a 60 foot right of way with 10 foot travel lanes, 8 feet of parallel parking on both sides, and a 5 foot sidewalk separated by a 7 foot parkway. The entry road section as shown in Figure 2-8b has a 52 foot section, and has the same configuration as the typical residential road with the exception of parallel parking on one side only. See Figure 2-9 for the locations of each street section within the project.

Figure 2-8a Typical Residential Road

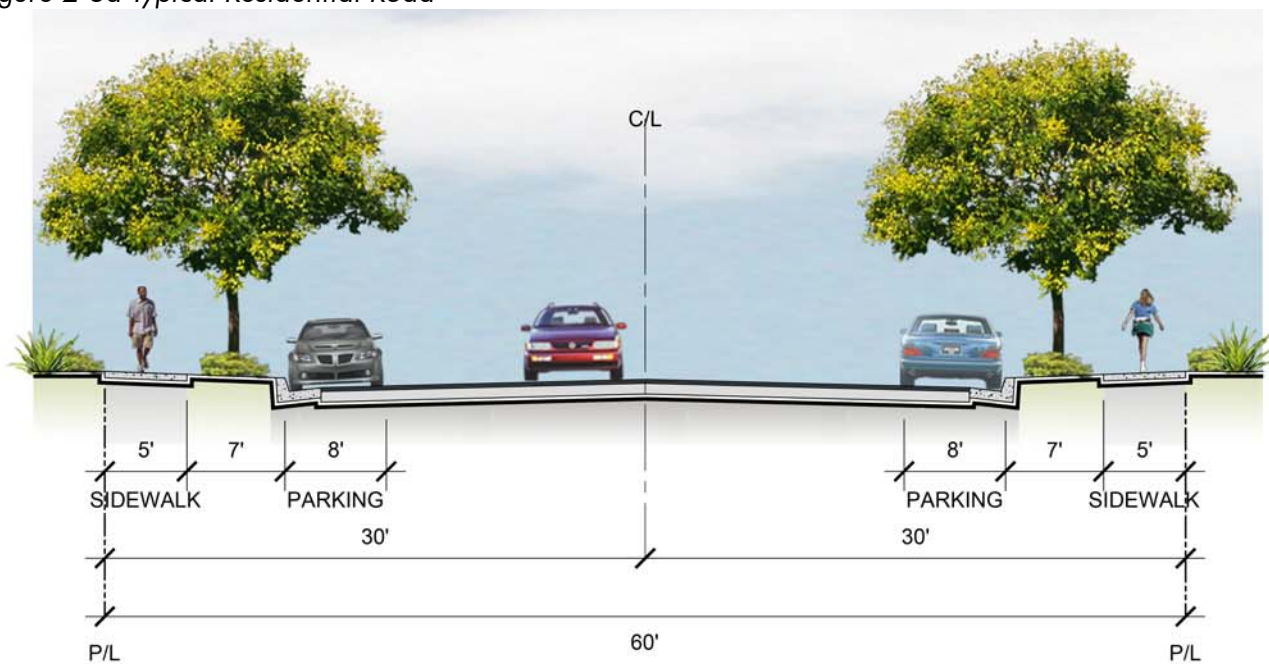


Figure 2-8b Entry Road

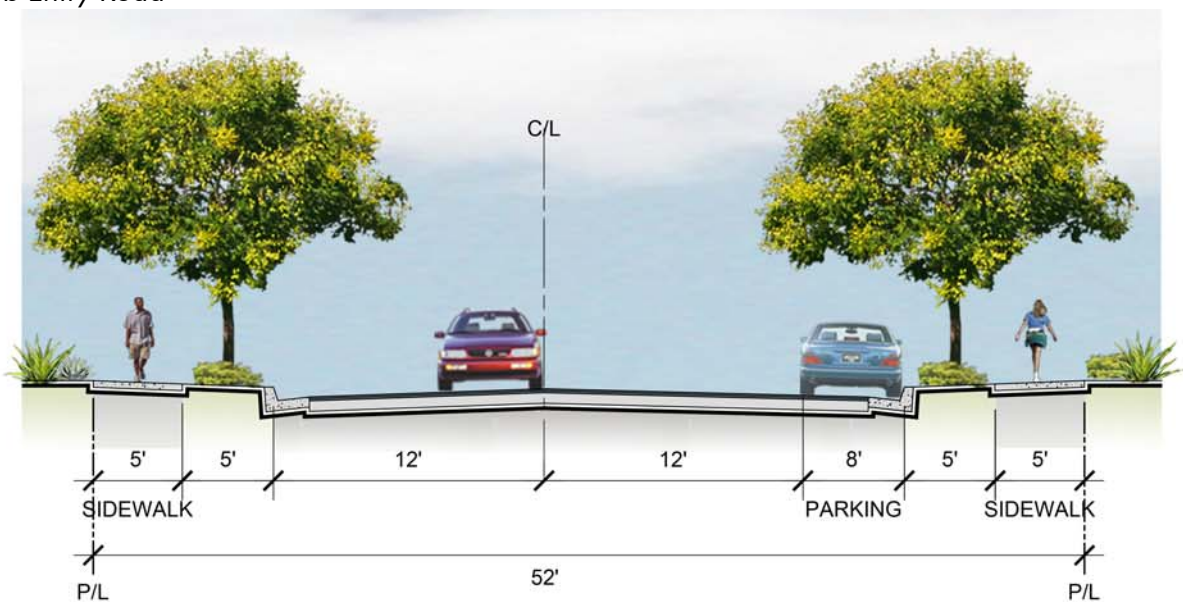


Figure 2-9 Circulation Plan



3.0 Design Guidelines



3.1 Introduction

The design guidelines are intended to provide criteria for development in order to promote a high level of design quality for the project. They are not intended to be a set of rigid requirements, but are meant to provide an overall design theme and objective for the project, while allowing flexibility and encouraging creativity and variety on the part of designers. While not every single guideline listed here must be followed, the overall spirit and intent of the project set forth in these guidelines shall be met.

The design guidelines are divided into the following 3 sections:

- » Site Design Guidelines
- » Architectural Guidelines
- » Landscape Guidelines

3.2 Site Design Guidelines

The guidelines in this section establish a consistent theme and quality of design for the project at an overall community level.

3.2.1 Neighborhood Design

1. Porches, entry ways, and feature windows should be incorporated into the design of front facades to activate and provide visual interest along the streetscape.
2. When garages must face the main street, their appearance should be minimized by providing a dominant entry porch onto the main facade or enhancing the look of the garage door with articulation including trellises, trim detail, and architectural projections.
3. Buildings located on corner conditions should receive special architectural consideration and incorporate features such as wrap-around porches and enhanced side elevations to improve the visual aesthetic of the community.

3.2.2 Project Monumentation

1. Monumentation and signage throughout the project should incorporate a consistent design theme in materials, colors, and style to create a unified aesthetic for the community.
2. A hierarchy of signage in size and scale should be used throughout the community to design areas of significance and interest such as the main entry, recreation area, and open space area.
3. Project monumentation is discussed in greater detail in Section 2.3.3.



front porches activate the streetscape



corner conditions should have enhanced side elevations with features such as wrap-around porches



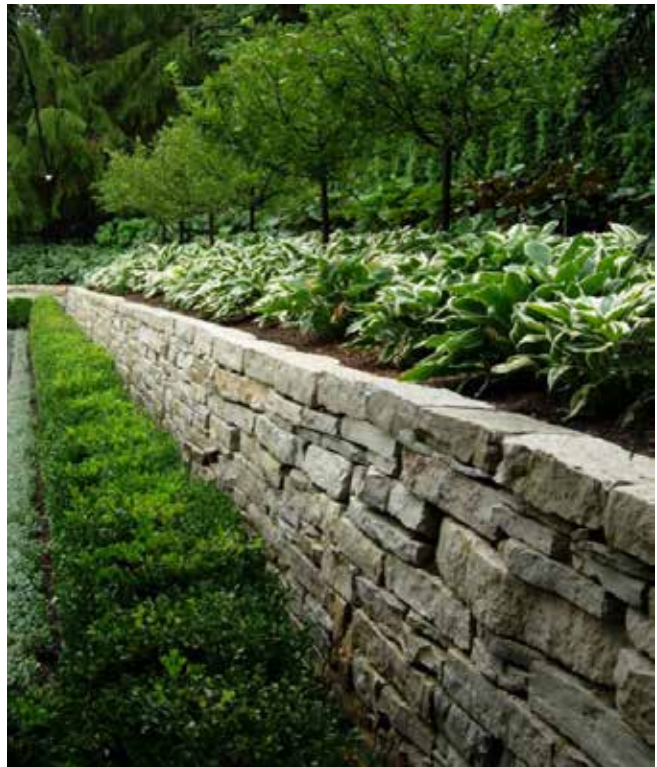
project monumentation should reflect the architectural character of the community

3.2.3 Walls and Fences

1. Walls and fences should be incorporated into the design of the community using similar natural materials and details consistent with the architectural character and theme of the project.
2. Walls and fences should be used to provide screening, privacy, and visual enhancement to the community.
3. Walls along community streets and other areas visible to the public should be complemented with trees and shrubs.

3.2.4 Grading Design

1. All efforts should be made to sculpt graded slopes in such a way as to give the appearance of a natural slope, and provide smooth transitions between man-made and natural slopes.
2. Water-efficient landscape should be planted on graded slopes to minimize erosion and enhance their appearance.



walls should use the same natural materials and details consistent with the character and theme of the project

3.3 Architecture Guidelines

The guidelines in this section are specific to the individual building design proposed for Temescal Canyon. Detailed floor plans and elevations submitted to the County will need to demonstrate their overall adherence to suggestions set forth in this section.

3.3.1 Architectural Style

Three architectural styles are suggested for the project: contemporary prairie, contemporary farmhouse, and contemporary ranch. The idea is to give a clean, modern look to classic, timeless styles. A description of each style is provided in Figures 3-1a, 3-1b, and 3-1c.



Figure 3-1a Contemporary Prairie Style

The Prairie Style is characterized by strong horizontal lines and natural materials which was meant to interact with natural sweeping environments of the American Prairie. The floor plans of prairie homes create a natural flow between opened up spaces, which was distinctly different from the compartmentalized floor plans of the early 20th century. The open floor plans also transition directly into outdoor porches and patios creating an indoor/outdoor experience, a characteristic highly sought after in floor plans today.

FORM	<ul style="list-style-type: none"> • 1 to 2-story building forms • prominent chimney or pier used as a vertical element to anchor horizontal lines • strong horizontal lines • projecting or cantilevered wings • deep shadowed overhangs
ROOF	<ul style="list-style-type: none"> • low pitched roof, usually hipped or flat roof • broad, overhanging eaves
WALLS	<ul style="list-style-type: none"> • wide use natural materials, especially stone and wood • stucco, stone, or brick walls
WINDOWS	<ul style="list-style-type: none"> • ribbons of windows in horizontal bands • clerestory windows
COLORS	<ul style="list-style-type: none"> • light to dark natural tones to complement natural stone and brick materials
DETAILS	<ul style="list-style-type: none"> • eaves, cornices, and facade emphasizing horizontal lines • contrasting horizontal trim • ornamentation limited to abstract leaded glass patterns • integrated with landscape including platers and window boxes



Figure 3-1b Contemporary Farmhouse Style

Farmhouse style homes are characterized by a predominant gable roof form to the front, and a partial or full-width front porch. This style of home, with a modern application of materials and forms, should be familiar, welcoming residences.

Typical architectural elements include gable roof forms with pitch breaks at porches, lap and board and batten siding, porches with simple yet decorative columns and railings, and white or light paint colors or rich earth tones accented with white or a contrasting accent color.

FORM	<ul style="list-style-type: none"> • asymmetrical 2-story building forms • dormers on front elevations • dominant wide front porch with square posts and decorative brackets • wood beams and brackets
ROOF	<ul style="list-style-type: none"> • gable roofs (5:12 to 8:12) • roof accents up to 12:12 • 12" overhangs • decorative trusses at gable ends • flat concrete tiles, asphalt shingles • metal roof accents
WALLS	<ul style="list-style-type: none"> • board and batten siding with stone or masonry wainscot base for detail • brick or stone as accent
WINDOWS	<ul style="list-style-type: none"> • square or rectilinear window shapes, with divided lights and dormer windows • window groupings of two or three
COLORS	<ul style="list-style-type: none"> • primary-shades of whites or reds, brighter to mid-tone shades of yellows, blues, and greens • fascia and trims - light or contrasting cool colors from the main color palette • roofs - gray tones and darker
DETAILS	<ul style="list-style-type: none"> • fascia - smaller scaled, double trim boards with decorative gutter • porch railing of picket fence or post fence

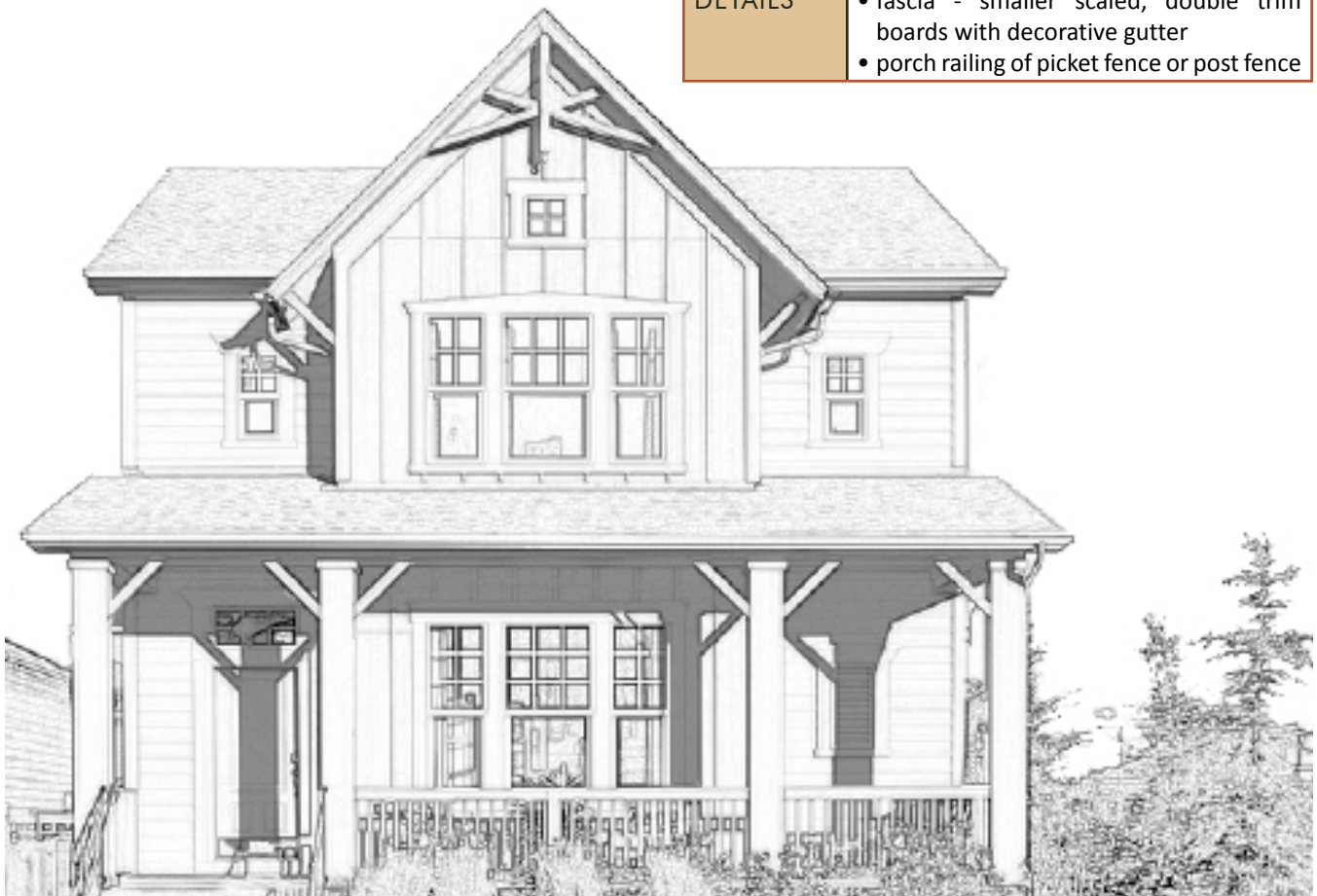


Figure 3-1c Contemporary California Ranch Style

Rooted in the forms and materials of traditional California Ranch Style is a contemporary vernacular that expresses living on the ranch in a modern way.

Gable roof forms, earthy colors and solid massing combine with fresh materials, such as metal roofing and expanses of glass, to bring the homes up to date with today's standards of living.

FORM	<ul style="list-style-type: none"> • asymmetrical, vertical and horizontal form • rustic appearance • low-plane lines and low-pitched roof forms • deep overhangs on rakes and gables
ROOF	<ul style="list-style-type: none"> • gable and shed roofs • lower 3:12 to 5:12 roof pitches • 12" rake and 18"-24" eaves • standing seam or corrugated metal roof • occasional flat concrete tiles, flat rustic shingle tiles, arch. grade asphalt shingles
WALLS	<ul style="list-style-type: none"> • light to medium sand finish stucco • vertical board and batten • horizontal siding • stone used as wall mass or accent • brick or siding elements
WINDOWS	<ul style="list-style-type: none"> • square or rectilinear window shapes • grouped window ribbon with continuous sill
COLORS	<ul style="list-style-type: none"> • light to medium earth tones with contrasting trim and accent colors
DETAILS	<ul style="list-style-type: none"> • wide front covered porch • square wood columns with trim • enhanced sills



3.3.2 Building Orientation

1. Front doors of homes adjacent to the main project road should face the street to activate the space. Porches, stoops, and trellises should be used to provide transitions between public and private realms.
2. Active, indoor living spaces and outdoor porches and patios in the front of the house promote eyes on the street, providing an added level of safety to the community.

3.3.3 Variety and Aesthetic Quality

1. A mix of one and two story elements as appropriate to the architectural style is encouraged to provide a variety of massing options and avoid box-like designs.
2. Adjacent homes of the same architectural style should not have the same elevation and color palette.
3. A mix of materials appropriate to the architectural style should be used to avoid one material dominating an entire building.

3.3.4 Roofs

1. A variety of roof forms is encouraged to provide visual interest to the neighborhood and to avoid a monotonous roof line
2. Roofs should exhibit variety between homes in each cluster by using front-to-rear and side-to-side gabled and hipped roofs as appropriate to the architectural style.
3. Single story elements should be incorporated into elevation design to vary the roof planes.

3.3.5 Garages

1. Efforts should be made to minimize the appearance of garages on front elevations, such as recessing the garage or creating a detailed porch element to serve as the dominant feature of the facade.
2. When garages must face the main street, their appearance should be minimized by providing a dominant entry porch onto the main facade or enhancing the look of the garage door with Articulation around garage doors including trellises, trim detail, and architectural projections help recess the appearance of the door.



indoor living space and front porch activates the street



single story elements create variety in the roof plane



garage is recessed and detailed with trim to minimize appearance; front porch is made more dominant

3.3.6 Color and Materials

1. Color and material choices should be appropriate with the architectural style and character.
2. Accent materials should “wrap” around the front elevation and terminate at inside corners or other architectural feature.
3. Each elevation should employ a variety of colors and materials such as one field color, one trim color, and two or three accent colors/materials.
4. Materials should be used to enrich the building character with durable, high quality finishes.

3.3.7 Outdoor Spaces

The use of outdoor rooms is encouraged to be integrated into the floor plans of homes to promote an indoor/outdoor experience. Outdoor rooms should be covered with a 2nd story element or roof feature to further enhance their usability. These spaces combined with a thoughtful landscape design create a dynamic private yard for each home.

example of an indoor/outdoor experience



3.4 Landscape Guidelines

3.4.1 Residential Landscape Concepts

The Temescal Canyon community planting will enhance the modern prairie theme by emphasizing aspects of the architecture. The modern prairie design is a derivation of the popular prairie style but incorporates a mixture of deciduous and evergreen trees, grasses, native plants, low water use shrubs, succulents, boulders, and dry streambeds to create an aesthetically pleasing landscape palette. The use of ornamental shrub or manicured lawn should not be encouraged. The use of wood and metal in the site amenities will emphasize the timelessness and connection to nature that the community strives to achieve.



Residential landscaping is encouraged to include the creative use of hardscape elements such as concrete, decorative gravel, boulders, and dry streambeds. Decorative gravel is defined as multi-colored pea gravel or rock between 3/8 and 2 inches in diameter, and must be washed and cleaned prior to installation. Decorative gravel, decomposed granite, or sand as an overall mulch is not acceptable.

Landscaping placement should also consider any prevailing high wind conditions, fuel modification zones, and low water usage plants. All trees, regardless of size being planted, must be planted at least four feet (4') away from any hardscape, concrete walkway or driveway. Recently placed trees shall be affixed with tie-downs to prevent the plant from being uprooted in the event of high winds and shall comply with the County of Riverside standard.

Planting selections should be based on the space available with the mature size of the plant considered. Planted areas should have a combination of vertical shrubs, grasses, succulents, and groundcovers emphasizing the modern prairie aesthetics.

Key residential landscape elements and guidelines include the following:

1. Natural colors such as browns, bronzes, and tans as well as wood and stone drawn from the site's context
2. Street trees to provide shade pockets over neighborhood sidewalks
3. Planting pockets shall be provided between garages to accommodate 15 gallon vines or shrubs.
4. Evergreen, deciduous, or flowering accent trees shall be installed in feature locations.
5. Plant type massing in open areas
6. Grasses to be planted 18" or more from all pedestrian surfaces
7. Trees, shrubs, ground covers, and vines are to be installed to soften the architecture.
8. For each planting area, finished grades of landscaping shall be lowered 1" to 2" below the mulch and curb to avoid runoff from the area.

All landscaping materials shall incorporate plant materials from the Approved Plant Palette included within these Landscape Design Guidelines in Tables 3-1 through 3-3. Plant material not included within the Plant Palette may be used if approved by the appropriate governing agency.

The plants listed in the table have been selected for their durability, water-wise aspects, and overall adherence to the character of the community. This list may be updated to include additional plants approved by the approving agency.

3.4.2 Streetscapes

Streetscapes are intended to visually support the character and theme of the community while enhancing the form and function of the vehicular roadways. The landscape treatments of the parkways and adjacent edge conditions shall provide and an immediate impression of the community while emphasizing the pedestrian and vehicular access throughout the site.

Community parkways, defined as the space between the back of the curb and the farthest edge of the sidewalk, are to be kept tidy and free of large shrubs, weeds or debris. These parkways are to be planted with low growing groundcovers. No large plants, other than designated street trees, are to be used and no plants which contain thorns will be allowed in the parkways. These parkways are to be planted as a walkable surface. See Figure 3-2 for graphic.

Key Elements include the following:

1. Multiple height street trees to relate both to the pedestrian and vehicular scales and reflect the theme of adjacent architecture
2. 4' wide minimum shrub, grasses, and groundcover parkway between curb and neighborhood sidewalks
3. Screening shrubs and vertical screen tree masses along Product/Privacy walls
4. A mixture of deciduous and evergreen trees along the vehicular corridor
5. Site furnishings and street lights, materials and finishes will match and/or compliment the architectural character of the community

Figure 3-2 Streetscape Landscaping Detail



Table 3-1 Approved Trees Plant List

Scientific Name	Common Name	Entry Monumentation	Streetscapes/ Residential	Slope Areas	Recreation Area /Open Space	Detention Basin
TREES						
Acacia baileyana	Baily Acacia					
Albizia julibrissin	Silk Tree					
Arbutus unedo	Strawberry Tree					
Brachychiton populneus	Bottle Tree					
Cinnamomum camphora	Camphor Tree					
Cupaniopsis anacardiodes	Carrot Wood					
Gleditsia triacanthos	Honey Locust					
Jacaranda mimosifolia	Jacaranda					
Koelreuteria paniculata	Golden Rain Tree					
Lagerstroemia I. 'Biloxi'	White Crape Myrtle					
Laurus nobilis	Bay Leaf Laurel					
Liquidambar styraciflua	Sweet Gum					
Liriodendron tulipifera	Tulip Tree					
Magnolia g. 'DD Blanchard'	Southern Magnolia					
Magnolia g. 'Little Gem'	Large Flowered Magnolia					
Melaleuca linarifolia	Flaxleaf Paperbark					
Olea europea	Olive					
Pinus canariensis	Canary Island Pine					
Pinus halepensis	Aleppo Pine					
Pinus pinea	Italian Stone Pine					
Pistacia c. 'Keith Davey'	Chinese Pistache					
Platanus racemosa	California Sycamore					
Podocarpus graciliar	Podocarpus					
Prunus caroliniana	Carolina Cherry Laurel					
Prunus cerasifera	Purple-Leaf Plum					
Pyrus c. 'Bradford'	Bradford Pear					
Quercus agrifolia	Coast Live oak					
Quercus ilex	Holly Oak					
Quercus virginiana	Southern Live Oak					
Rhamnus crocea						
Rhus lancea	African Sumac (STD.)					
Sambucus mexicana						
Schinus molle	California Pepper					
Tristania conferta	Brisbane Box					
Ulmus parvifolia	Chinese Elm					

Table 3-2 Approved Shrubs and Grasses Plant List

Scientific Name	Common Name	Entry Monumentation	Streetscapes/ Residential	Slope Areas	Recreation Area /Open Space	Detention Basin
SHRUBS AND GRASSES						
Acacia stenophylla	Shoestring Acacia					
Agave americana	Century Plant					
Agave spp.	Agave					
Anigozanthos flavidus	Kangaroo Paw					
Atriplex canescens	Four-wing Salt Bush					
Baccharis p. 'Centennial'	Centennial Coyote Brush					
Baccharis p. 'Twin Peaks'	Dwarf Coyote Brush					
Baccharis pilularis	Coyote Brush					
Bulbine frutecens	Bulbine					
Buxus m. 'Japonica'	Japanese Boxwood					
Calistemon 'Little John'	Dwarf Bottlebrush					
Calistemon viminalis	Weeping Bottlebrush					
Calliandra tweedii	Mexican Flame Bush					
Carex praegracillis	Clustered Field Sedge					
Ceanothus g. 'Carmel Creeper'	California Lilac					
Dietes iridoides	Fortnight Lily					
Dudleya lanceolata	Lanceleaf Liveforever					
Encelia farinosa	Brittlebush					
Feijoa sellowiana	Pinapple Guava					
Festuca g. 'Elijah Blue'	Elija Blue Fescue					
Hemerocallis Spp.	Red Daylily					
Heteromeles arbutifolia	Toyon					
Hypericum calycinum	Creeping St. Johns Wort					
Juncus patens	California Grey Rush					
Juncus spp.	Rush					
Keckella antirrhinoides	Yellow Bush Snapdragon					
Lantana m. 'White Lightnin'	Trailing White Lantana					
Leucophyllum f. 'Green Cloud'	Texas Ranger Sage					
Leucophyllum f. 'Thunder Cloud'	Texas Ranger Sage					
Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye					
Leymus condensatus	Canyon Prince					
Ligustrum japonicum	Japanese Privet					
Mimulus cardinalis	Scarlet Monkey Flower					
Muhlenbergia capallaris	Deer Grass					
Muhlenbergia r. 'Regal Mist'	Pink Muhley					

Table 3-2 (cont.) Approved Shrubs and Grasses Plant List

Scientific Name	Common Name	Entry Monumentation	Streetscapes/ Residential	Slope Areas	Recreation Area /Open Space	Detention Basin
SHRUBS AND GRASSES						
Muhlenbergia rigens	Deer Grass					
Myoporum parvifolium	Trailing Myoporum					
Nandina d. 'Moon Bay'	Heavenly Bamboo					
Nasella tenuisimma	Mexican Feather Grass					
Nerium o. 'Little Red'	Dwarf Oleander					
Pennisetum s. 'Rubrum'	Crimson Fountaingrass					
Penstemon spp.	Penstemon					
Photinia fraseri	Red Tip Photinia					
Prunus ilicifolia	Holly-leaf Cherry					
Rhamnus californica 'Eve Case'	Coffeeberry					
Rhaphiolepis i. 'Ballerina'	Dwarf Indian Hawthorn					
Rhaphiolepis i. 'Jack Evans'	Indian Hawthorn					
Rhus integrifolia	Lemonade Berry					
Rosa 'Brilliant Pink Iceberg'	Pink Iceberg Rose					
Rosa floribunda 'Iceberg'	White Iceberg Rose					
Rosa x 'Noare'	Flower Carpet Red Rose					
Rosmarinus o. 'Prostratus'	Trailing Rosemary					
Rosmarinus o. 'Tuscan Blue'	Tuscan Blue Rosemary					
Salvia clevelandii	Cleveland Sage					
Salvia spp.	Sage					
Scripus americanus	Three square bulrush					

Table 3-3 Approved Groundcovers and Vines Plant List

Scientific Name	Common Name	Entry Monumentation	Streetscapes/ Residential	Slope Areas	Recreation Area /Open Space	Detention Basin
GROUNDCOVERS						
Acacia redolens ‘Desert Carpet’	Prostrate Acacia					
Baccharis pilularis	Dwarf Coyote Bush					
Baccharis salicifolia	Mulefat					
Bougainvillea spp.	Bougainvillea					
Ceanothus griseus ‘Horizontalis’	Carmel Creeper					
Ceanothus ‘Yankee Point’	Yankee Point Ceanothus					
Clytostoma callistegioides	Lavender Trumpet Bine					
Convolvulus sabatius	Ground Morning Glory					
Cotoneaster d. ‘Lowfast’	Bearberry Cotoneaster					
Dianella r. ‘Little Rev’	Blue Flax Lily					
Iva Hayesiana	Poverty Weed					
Lantana m. ‘New Gold’	Trailing Lantana					
Myoporum p. ‘Putah Creek’	Trailing Myoporum					
Rosa x ‘Noare’	Flower Carpet Red Rose					
Rosmarinus o. ‘Huntington Carpet’	Huntington Carpet Rosemary					
Rosmarinus o. ‘Prostratus’	Trailing Rosemary					
Senecio mandraliscae	Blue Chalk Sticks					
VINES						
Clytostoma callistegioides	Lavender Trumpet Bine					
Distictus buccinatoria	Blood Red Trumpet Vine					
Gelsimium sempervirens	Carolina Jessamine					
Ficus repens	Creeping Ficus					
Macfadyena unguis-cati	Cat Claw Vine					
Rosa Banksiae	Lady Banks Rose					

3.4.3 Walls and Fences

Several wall and fence types will be used throughout Temescal Canyon depending on specific desires in specific locations. Private walls between individual home lots will be installed by the developer but maintained by the homeowner. Community walls are visible from public areas and will be maintained by the Home Owners Association. See Figure 3-3 for the typical cluster fencing condition.

3.4.3a Private Walls and Fences

Private walls and fences denote the boundaries of the private area of each homeowner lot from the community area. All walls and fences shall be maintained in location, footing, material, finish and height as shown.

The homeowner is responsible for the structural integrity of all product/private walls and fences located on their lot. Absolutely no structures are to be mounted to the property line wall. When adhering vine connectors to the wall, silicone adhesive should be used rather than screws drilled into the wall. Loose blocks, caps or vinyl pickets will be the maintenance responsibility of the homeowner.

3.4.3b Community Walls

The Home Owners Association will be responsible for the Community Walls (project perimeter block walls), Community Pilasters, and any Community Monument Walls.

Perimeter walls consist of solid walls, view fences, and accent walls. Walls exposed to heightened public view or in strategic high traffic areas shall have anti-graffiti elements such as finishes and landscape planting.

In general, walls and fences will step down with the grade to accommodate grade changes.

Figure 3-3 Private Wall/Community Wall Typical



3.4.3c Wall and Fence Types

Perimeter Community Wall:

8" W x 8"H x 16" Precision or one-side Split face, integral colored block to be used for block walls. When a one-side Split face block wall is used, the wall is to be built with split face side facing the public viewed side. Perimeter Community Wall to have a precision block cap, brick cap, tile cap, or pre-cast cap to match pilasters and monumentation materials.



example of a perimeter community wall

Enhanced Community/Product Wall

Enhanced Community or Product Walls to be constructed at same height or less than 12" taller than Perimeter Community or Product Walls. Enhanced walls may be enhanced with thin stone veneer, tile, brick or a combination of these materials.



example of an enhanced community wall

Product/Privacy Wall:

Product or Privacy walls are interior walls used to separate homeowner yards. 8" W x 8"H x 16" Precision integral colored block with precision block cap, brick cap, tile cap, or pre-cast cap to match block wall.

Full height vinyl fence in community approved color with full height vinyl gate where applicable. See Figure 3-4a for detail.

Pilaster:

Block pilaster to match Perimeter Community Walls in color, style of block, and selection of cap material. Pilasters are to be used as part of the wayfinding language of the Community. Pilasters may be enhanced with thin stone veneer, tile, brick enhancements or signage. See Figure 3-4b for detail.



example of a pilaster with enhanced materials

View Fence:

View fence to consist of full height Tubular Steel Fence, Block/Tubular Steel combo walls or Block/Glass combo walls. Block base of combo walls to match block size and color of Perimeter Community Walls. Block base of combo walls may receive a veneer to match walls and pilasters within the community.

Community Theme Fence

Community Theme Fence to consist of vinyl 2 or 3 rail fence in enhanced community areas. These rail fence shall have finished caps on posts and end conditions, or terminations. See Figure 3-4c for detail.



example of a community theme fence

Pool Wall/Fence

The Pool Wall/Fence is to be constructed of block, tubular steel, brick, stone, or glass view combo wall or any combination of these materials. The Pool Wall/Fence is to match the County of Riverside Guidelines for height and materials and all applicable code requirements.

Sound Attenuation Wall

Sound attenuation walls are to be used in areas as described in the Temescal Canyon Road Noise Impact Analysis dated March 4, 2015.



example of a pool wall/fence with decorative pilasters

Figure 3-4a Privacy Fence Detail

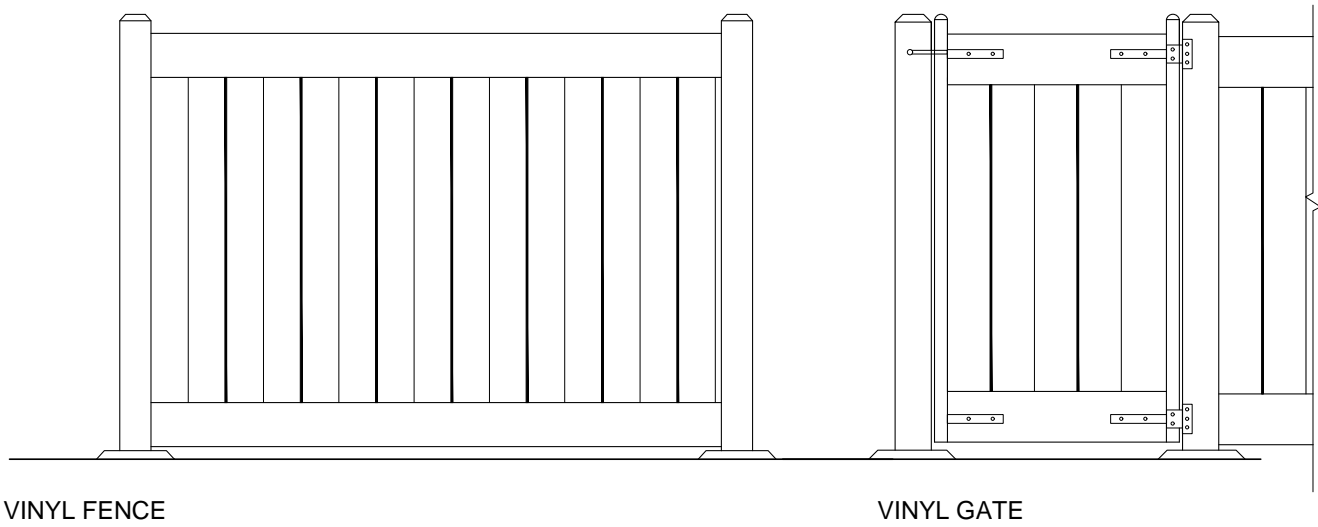


Figure 3-4b Stone Pilaster at Block Wall Detail

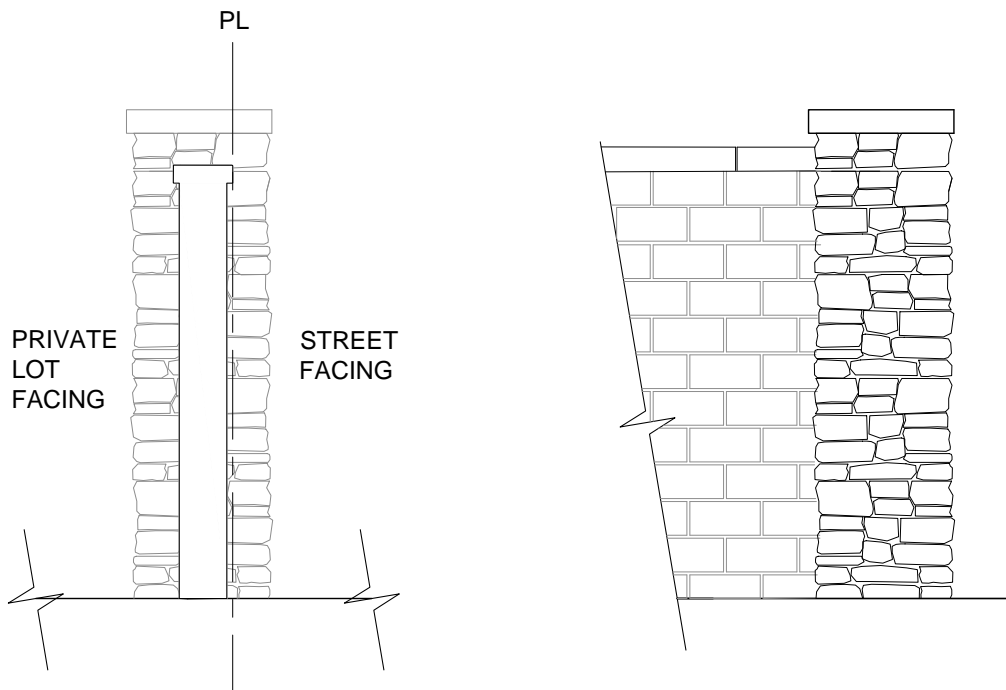
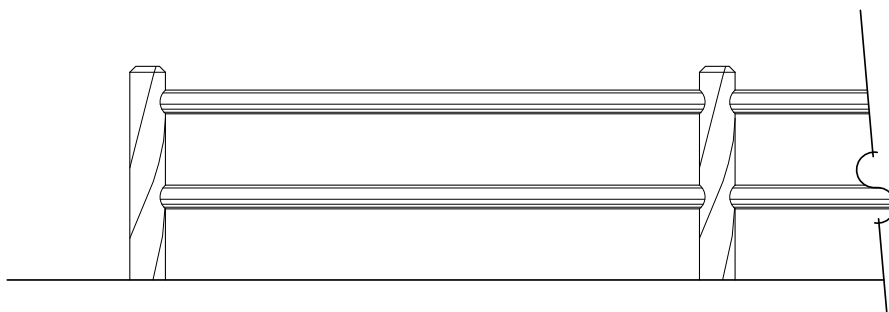


Figure 3-4c Split Rail Theme Fence Detail



3.4.3d Additional Wall/Fence Guidelines

1. Painted or unfinished CMU block (standard grey concrete block), wood, or chain link fencing are not permitted.
2. Product wall height shall not exceed 8'. If additional height is needed due to retaining conditions, a view fence may be used atop the solid wall or walls may be terraced.

3.4.4 Paving

Paving design is important in reinforcing the character of the community. The concept is to create a sense of quality while enhancing the pedestrian and vehicular experience. Paving elements include, but are not limited to: trails, walkways, sidewalks, entry walks, steps, enhanced street paving and recreation area courtyards/decks.

3.4.4a Neighborhood Sidewalks

All neighborhood roads must contain an attached or detached sidewalk on at least one side of any public street. Builders shall install a minimum 4-foot wide sidewalk on at least one side of the street in community neighborhoods regardless of whether the streets are private or public. Pedestrian access from neighborhoods to community amenities and to regional trails is required. Neighborhood sidewalks shall be constructed of concrete, depth and strength to be constructed per the County of Riverside standards.

3.4.4b Enhanced Street Paving

Throughout the community shall be areas of Enhanced Street Paving. Enhanced Street Paving areas are to occur at the vehicular community entry, the crosswalk at the Recreation Area and cul-de-sac entries. Areas of optional Enhanced Street Paving are to be located within the cul-de-sacs and at select street crossings. Areas of Enhanced Street Paving are to be constructed of permanent materials that are appropriate for vehicular zones such as integral-color concrete pavers. These Enhanced Street Paving areas are to be included whether the roads are to be public or private streetways.



example of enhanced street paving

3.4.4c Community Recreation Center Area Deck

The community recreation center shall consist of both hardscape materials and landscape elements. The hardscape area, or pool deck, shall be constructed of solid impervious materials such as concrete. The deck finish shall be consistent with requirements from the County of Riverside and the Health Department guidelines.

3.4.4d Tot Lot/Playground Area Paving

The area immediately within the Tot Lot playground fall zone shall consist of a material approved for use in playground structures. Materials such as an integral-color rubberized play surface should be used within the Tot Lot playground fall zone. Concrete, asphalt, and sand are not an acceptable playground surfaces.



example of colored rubberized tot lot play surface

3.4.5 Community Site Furnishings

Site furnishings shall be designed to coordinate in design, style, color, and material with the principal neighborhood themes and shall reinforce the overall feel of the community. Site furnishings refers to amenities such as benches, picnic table, tot lot playground equipment, residential post lighting, bollard lighting, street signs, trash receptacles, drinking fountains, bike racks, and pet waste stations. All site furnishings shall be constructed of durable materials that enhance the community design elements and wherever possible should be selected from a specific manufacturer line to assure cohesiveness. Materials such as powder-coated or finished metals, wood, brick, and stone shall be used along with any anti-graffiti measures to finishes.



site furnishings should reflect the overall character and theme of the community

Guidelines for site furnishings include the following:

1. Site furniture shall be constructed of high quality, durable materials.
2. Unless specified otherwise, all metal finishes should be powder coated.
3. Metal furniture preferred colors should be natural colors such as browns, bronzes, or tans.
4. All street furniture should be permanently mounted, and be located near areas of outdoor public use and gathering.
5. Furniture shall not obstruct access to buildings or impede handicap accessibility.
6. Where applicable, site furniture may be enhanced with other community themed materials such as wood, brick, stone or metals.
7. All street furniture shall conform to and be consistent with the overall landscape design principles, community character, and other common elements.
8. Movable furniture may be appropriate and preferred to allow flexibility within the secure pool enclosure.

3.4.6 Mailboxes

Community mailboxes will be designed as Cluster Box Units (CBU) approved by the United State Post Service. All CBU will be secured to a concrete pad meeting the USPS size requirements. All CBU are to be powder coated to match street light and site furniture finishes. Structures may be constructed around cluster box units. These structures shall match the architectural style of the community.

3.4.7 Lighting

The intent of the community lighting criteria is to provide a sense of safety while keeping light levels at a minimum. Site lighting shall be consistent and adequate for the intended use of the area while minimizing the amount of glare and spill light. Lighting layout and design shall be consistent with the overall theme of the community.

Additional guidelines for lighting include the following:

1. The minimum required amount of lighting shall be provided at all vehicular and pedestrian entrances, streets, walkways, steps ramps, recreation areas, seating areas, and motor court areas
2. Light fixtures shall be automatically controlled where appropriate
3. Uplights shall be minimized and lighted bollards, architectural downlights, pedestrian scale post lights are to be used in these areas
4. LED lighting is highly encouraged



mailboxes shall match the community architectural style



bollard lighting along sidewalks increases safety

Due to the Mount Palomar Observatory, in San Diego County, the area of Temescal Canyon has darkness conditions so that the night sky can be viewed clearly. These conditions require unique nighttime lighting standards for the Temescal Canyon area. All policies within the Riverside County lighting requirements are to be followed to limit light leakage and spillage that may hinder the view from Mount Palomar. For additional information, requirements, and policy, refer to the following:

TCAP 10.1 – Riverside County Lighting requirements (Temescal Canyon Area)

3.4.8 Irrigation Systems

Residential landscaping is required to have irrigation to maintain the health and maintenance of the planted materials. The community irrigation systems will control the parkway immediately to the area in front of or adjacent to the private homeowner's lot and will be maintained by the Homeowner's Association.

Hydrozones – All community landscaping should use hydrozones, areas that contain similar water-use plants on a valve, to allow for best watering practices. Keeping similar water-use plants together also assists with the health of the plants and allows water amount adjustments in times of water ordinance changes.

Drip Irrigation – All residential landscaping will use drip irrigation to better manage the amount and flow of water to the site. Any damage to the drip irrigation lines should be reported immediately. No overhead spray heads are to be used on a residential design.

4.0 Infrastructure



4.1 Utilities

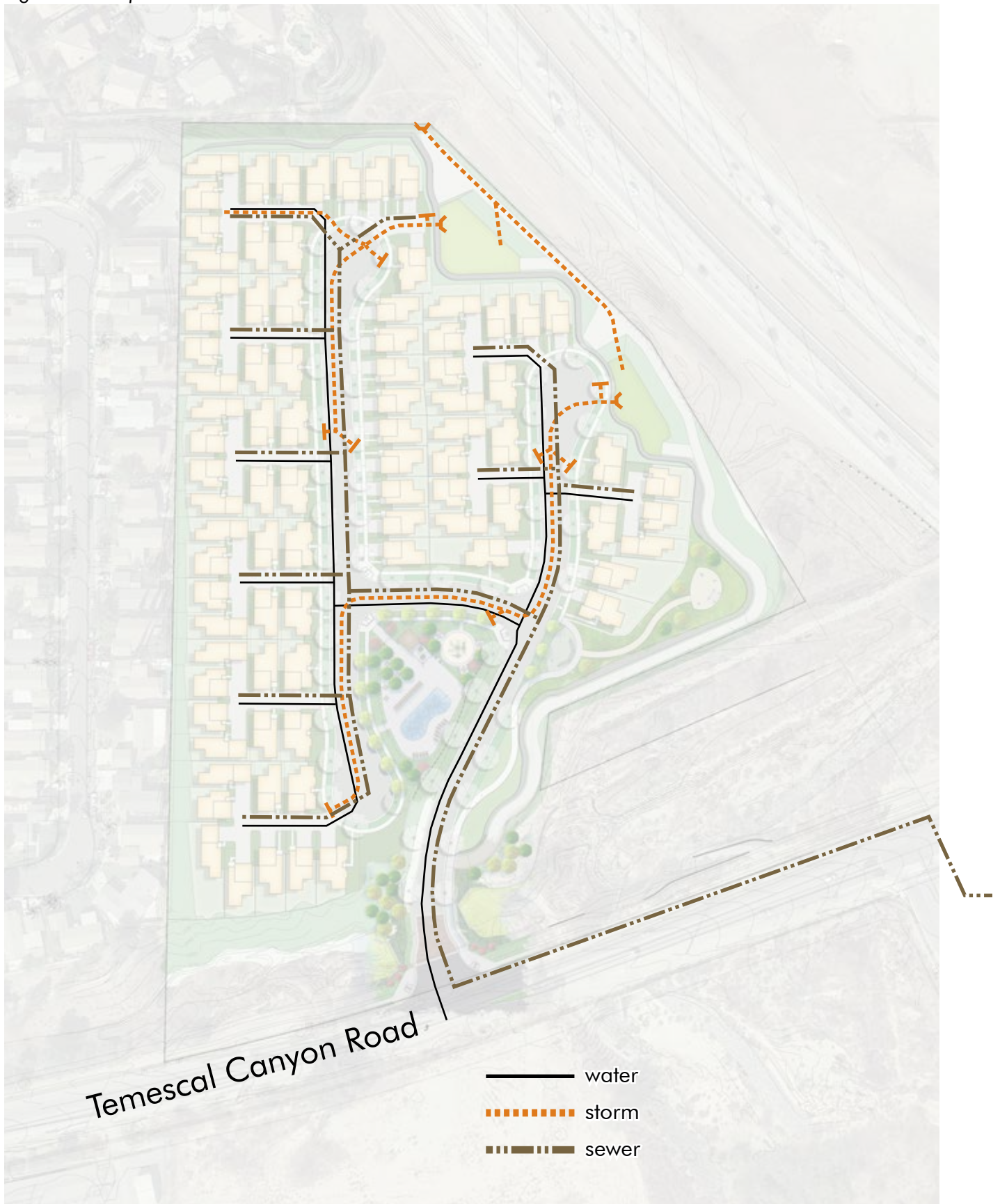
Proposed utilities, grading and drainage, and other site improvements will be installed per County of Riverside standards and will be maintained and managed by the appropriate agency after construction is complete. All proposed utilities to service the site will be placed underground or as otherwise directed by Public Works. The site currently has overhead wires along Temescal Canyon Road, as well as along the north boundary of the site. See Figure 4-1 for the proposed utilities plan. The right of way of Temescal Canyon Road contains existing sewer, water, cable, and reclaimed water utilities.

Table 4-1 below lists the current utility providers for the site.

Table 4-1 Utility Providers

SERVICE	PROVIDER	LOCATION
natural gas	Southern California Gas Company	Temescal Canyon Road
electric service	Southern California Edison Company	Temescal Canyon Road
water service	Temescal Valley Water District (TVWD)	Temescal Canyon Road
sewer service	Temescal Valley Water District (TVWD)	Temescal Canyon Road
telephone service	Verizon	Temescal Canyon Road
cable service	Comcast	Temescal Canyon Road

Figure 4-1 Proposed Utilities Plan



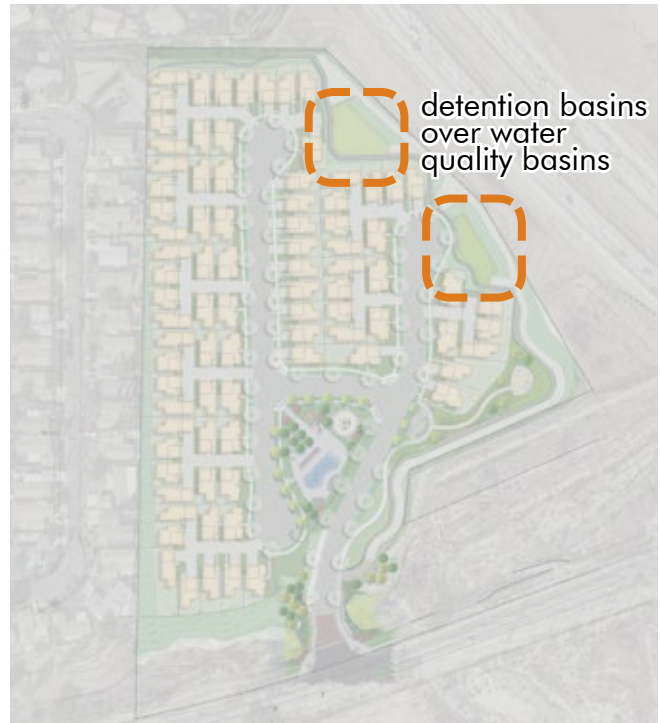
4.2 Storm Water Facilities

4.2.1 Water Quality Basin

The water quality treatment of contaminants will be mitigated with the utilization of Bio-Retention Basins. The contaminants are generated by the construction of impervious surfaces (street pavement, concrete driveways, sidewalks, roofs, etc.) within the project. These contaminants includes oils, solvents, pesticides, etc. that need to be treated to protect the downstream receiving waters. There are two basins within the project boundary that start at surface and extend below the surface with a sand filtration system, as the percolation rates were too low to allow for a filtration basin.

4.2.2 Detention Basin

There are two detention basins within the project boundary. These basins will be above surface and directly over the Bio-Retention Basins. The detention basins will serve to mitigate the increased flow run-off from the undeveloped vs. the post-developed project. The detention basins will mitigate all flows for the 2-year, 5-year, 10-year and 100-year storm events. All storm events will be analyzed and mitigated for the 1-hour, 3-hour, 6-hour and the 24-hour storm duration (time). The post-developed flows will typically be at or below the pre-developed flows for the project.



key map

5.0 Implementation



5.1 H.O.A.

A Homeowner's Association (HOA) will be established to maintain all common areas within the project including streetscapes, monumentation, and recreation areas. Codes, Covenants, and Restrictions (CC&Rs) will be created for Temescal Canyon and will provide language for the establishment and funding mechanisms of the HOA.





COURTYARD VIEW



STREET SCENE

CASE: TR37153
 EXHIBIT: B
 DATE: 10/20/17
 PLANNER: R. Brady

COMMENT LEGEND

REVISION	DATE	BY
1	10/20/17	R. Brady
2	10/20/17	R. Brady
3	10/20/17	R. Brady
4	10/20/17	R. Brady
5	10/20/17	R. Brady
6	10/20/17	R. Brady
7	10/20/17	R. Brady
8	10/20/17	R. Brady
9	10/20/17	R. Brady
10	10/20/17	R. Brady



STREETSCENE



INTERIOR COURTYARD VIEW

FIRST FLOOR



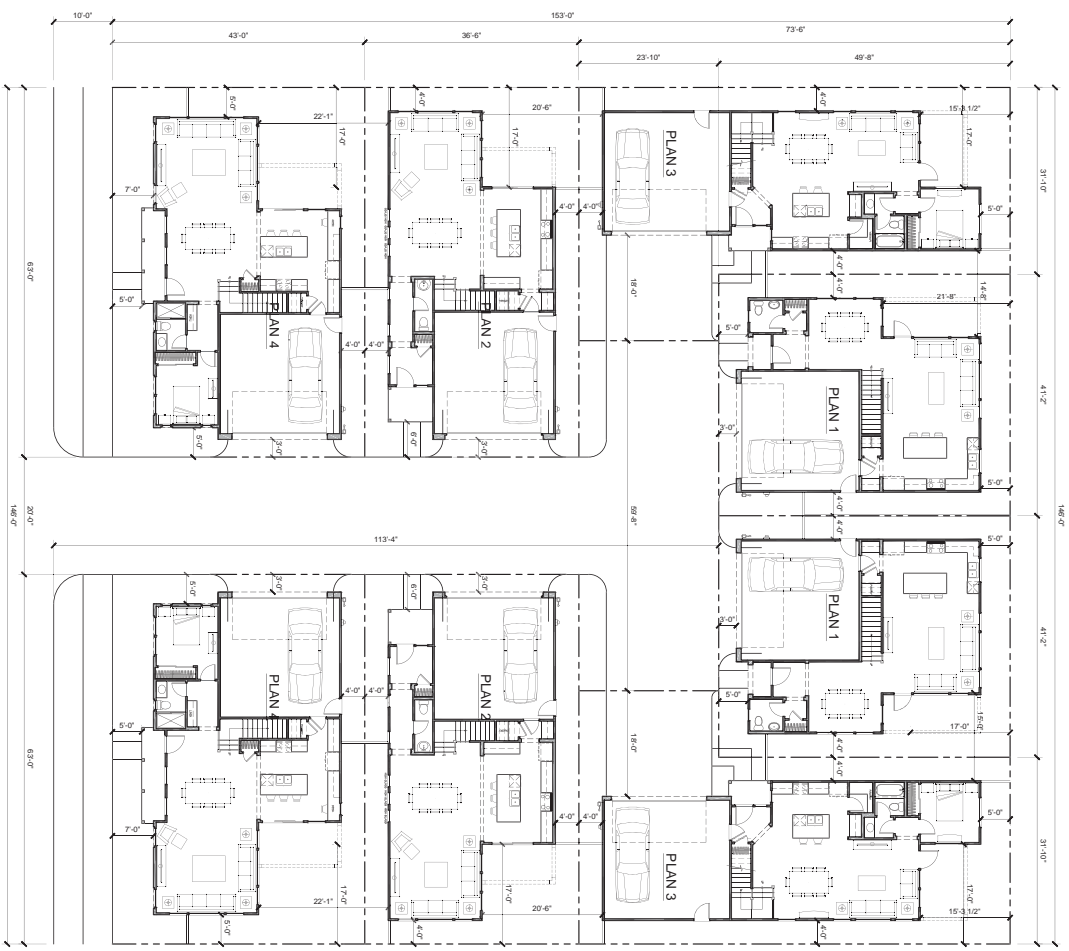
SECOND FLOOR



CONCEPTUAL ARCHITECTURE PROTOTYPE



8-PACK CLUSTER - SITE PLAN - SECOND FLOOR

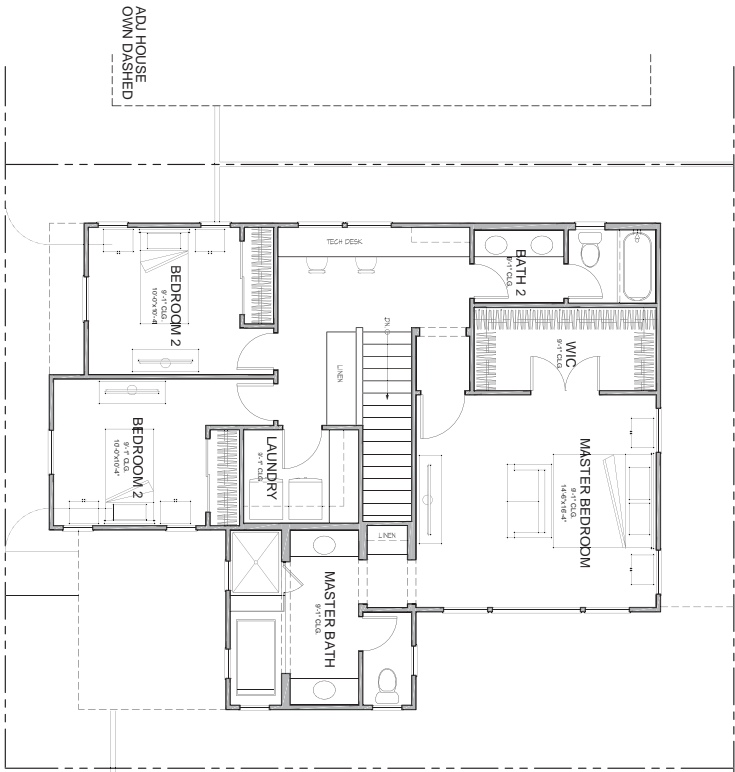


8-PACK CLUSTER - SITE PLAN - FIRST FLOOR

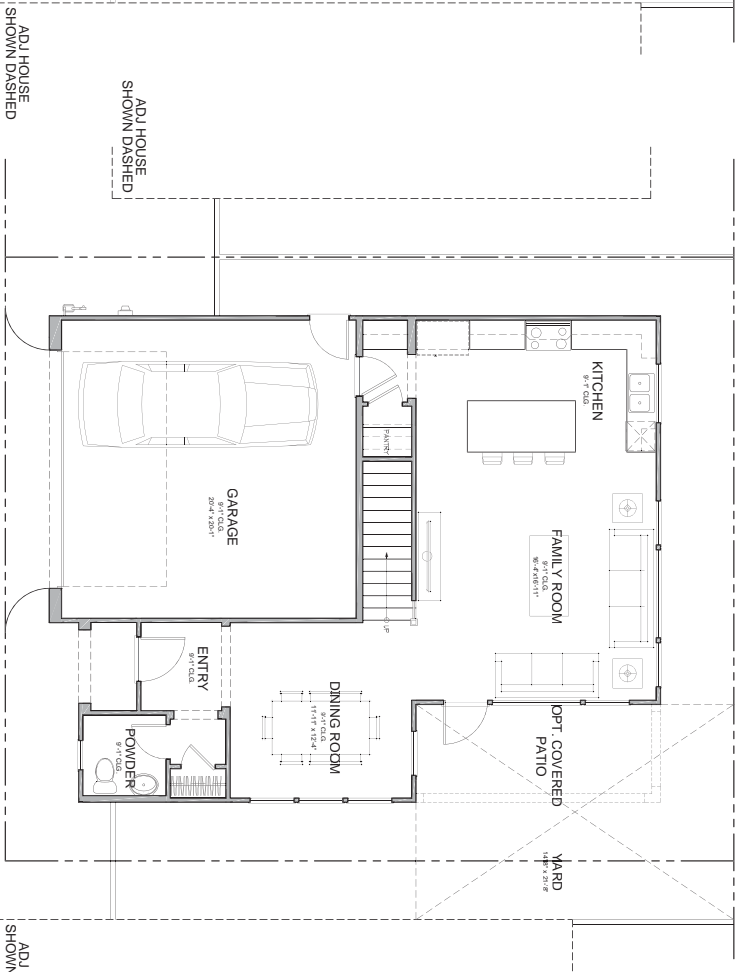


8-PLEX CLUSTER
SITE PLAN
SCALE: 1" = 10'

JOE NO 1254.001
DATE: 05.13.15
TERRILL
10001 10th Avenue
Riverside, CA 92503
951.350.4800



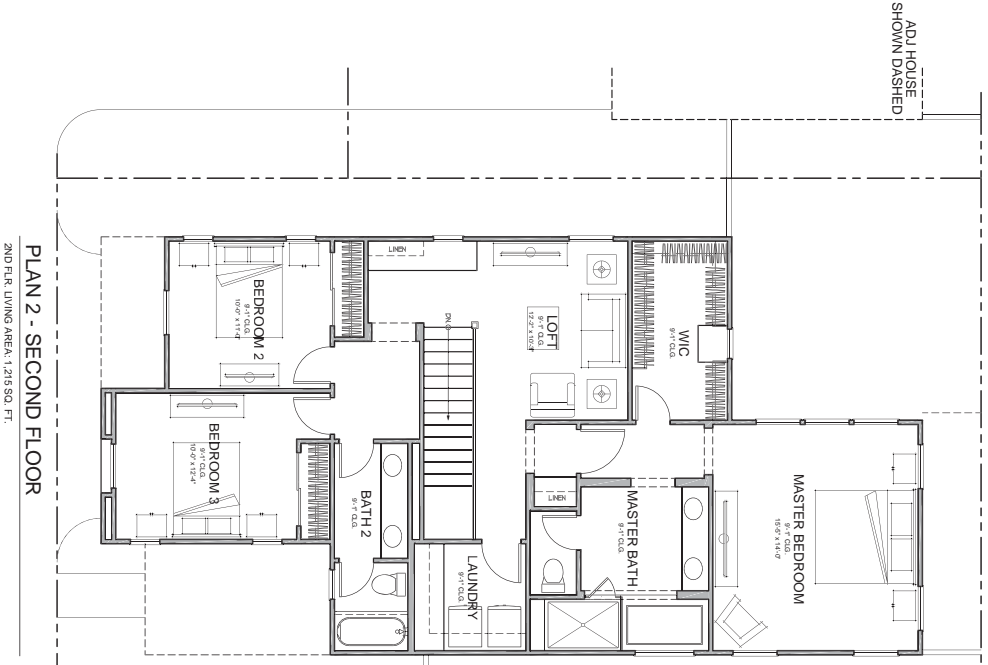
PLAN 1 - SECOND FLOOR
 2ND FLR. LIVING AREA: 1,066 SQ. FT.



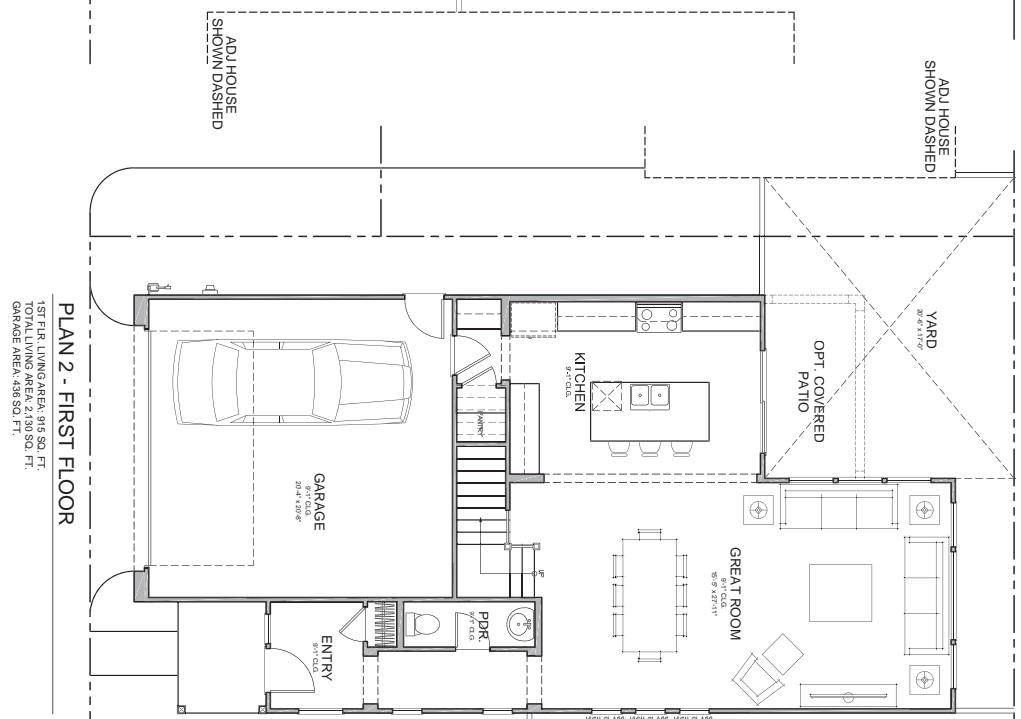
PLAN 1 - FIRST FLOOR
 1ST FLR. LIVING AREA: 798 SQ. FT.
 TOTAL LIVING AREA: 1,865 SQ. FT.
 GARAGE AREA: 422 SQ. FT.

8-PLEX CLUSTER
 PLAN 1

JOHN
 DATE: 05.13.15
 NAME: CA 90093
 NUMBER: 4890



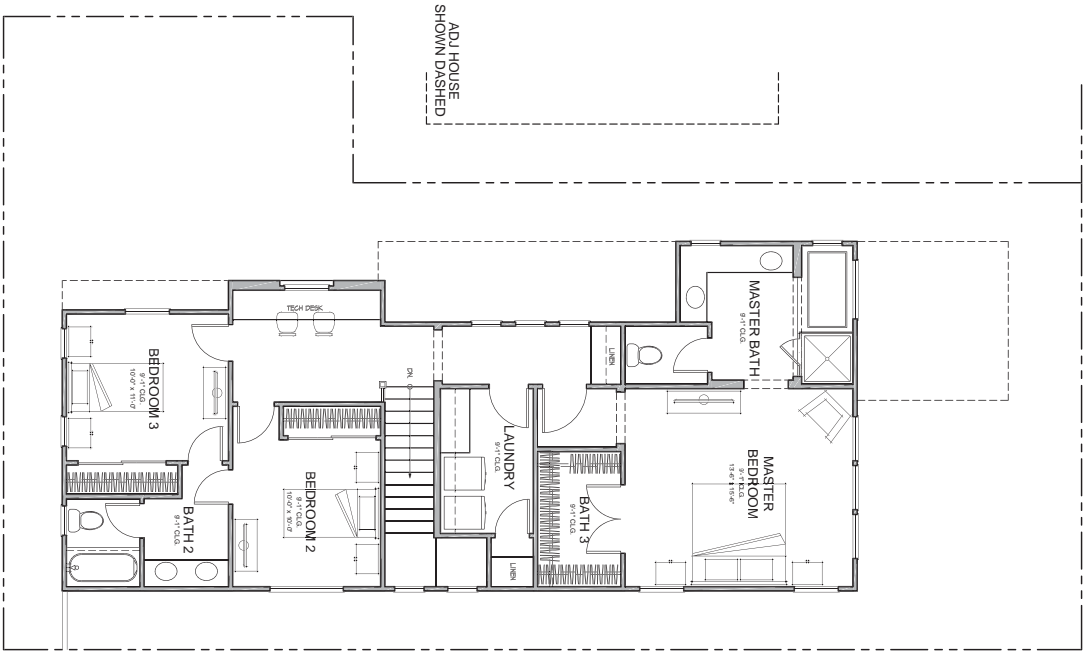
PLAN 2 - SECOND FLOOR
2ND FLR LIVING AREA: 1,215 SQ. FT.



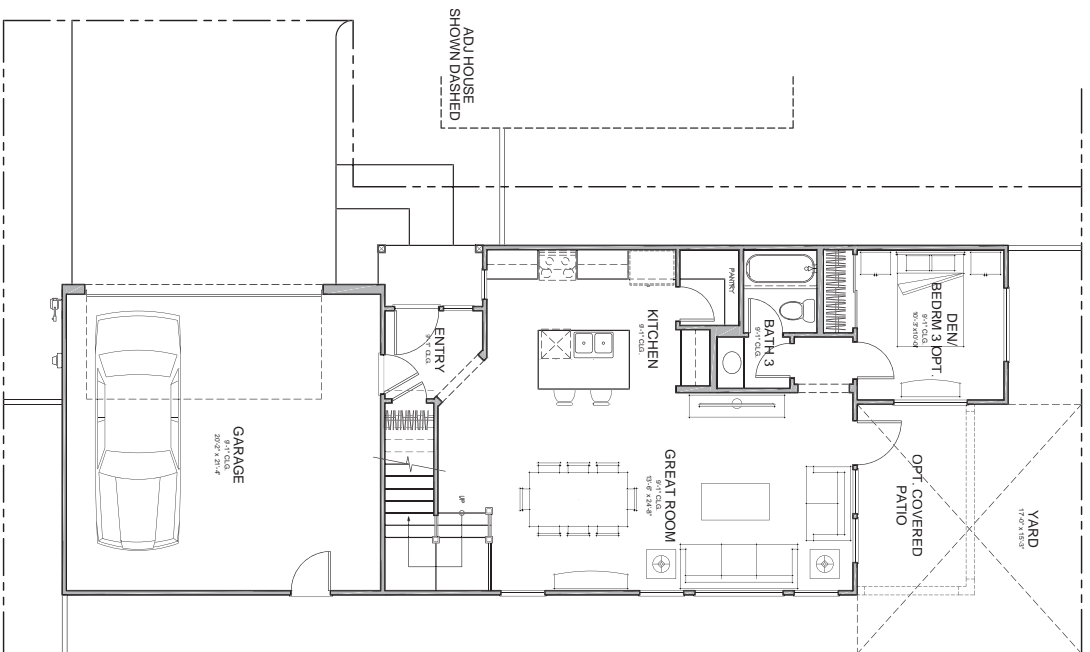
PLAN 2 - FIRST FLOOR
1ST FLR LIVING AREA: 916 SQ. FT.
TOTAL LIVING AREA: 1,131 SQ. FT.
GARAGE AREA: 436 SQ. FT.

**8-PLEX CLUSTER
PLAN 2**





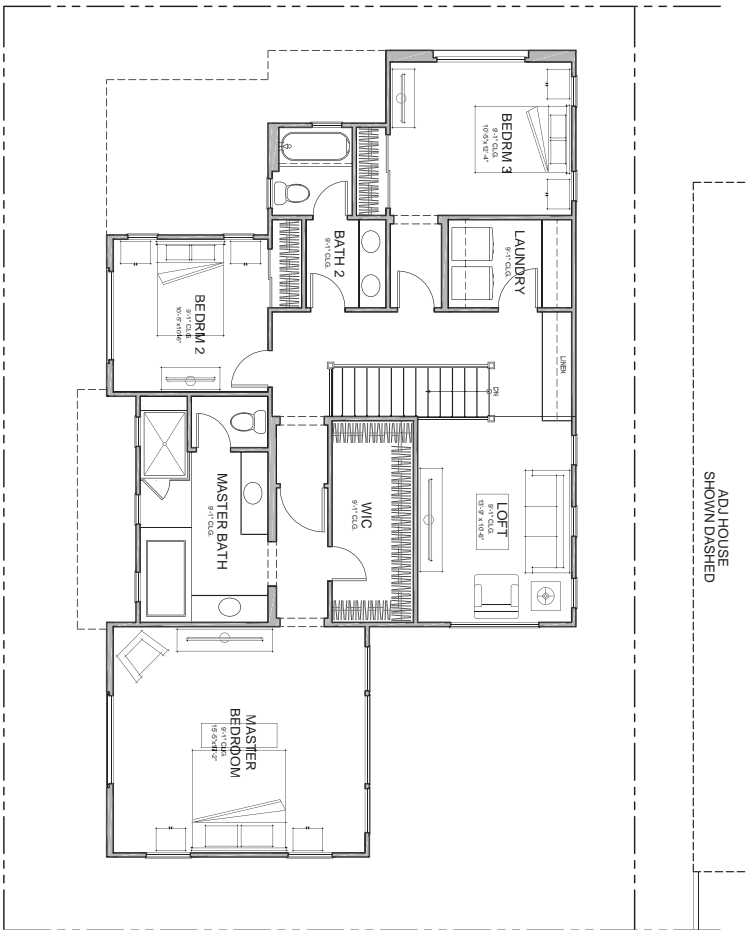
PLAN 3 - SECOND FLOOR
2ND FLR. LIVING AREA: 1,042 SQ. FT.



PLAN 3 - FIRST FLOOR
1ST FLR. LIVING AREA: 869 SQ. FT.
TOTAL LIVING AREA: 1,899 SQ. FT.
GARAGE AREA: 400 SQ. FT.

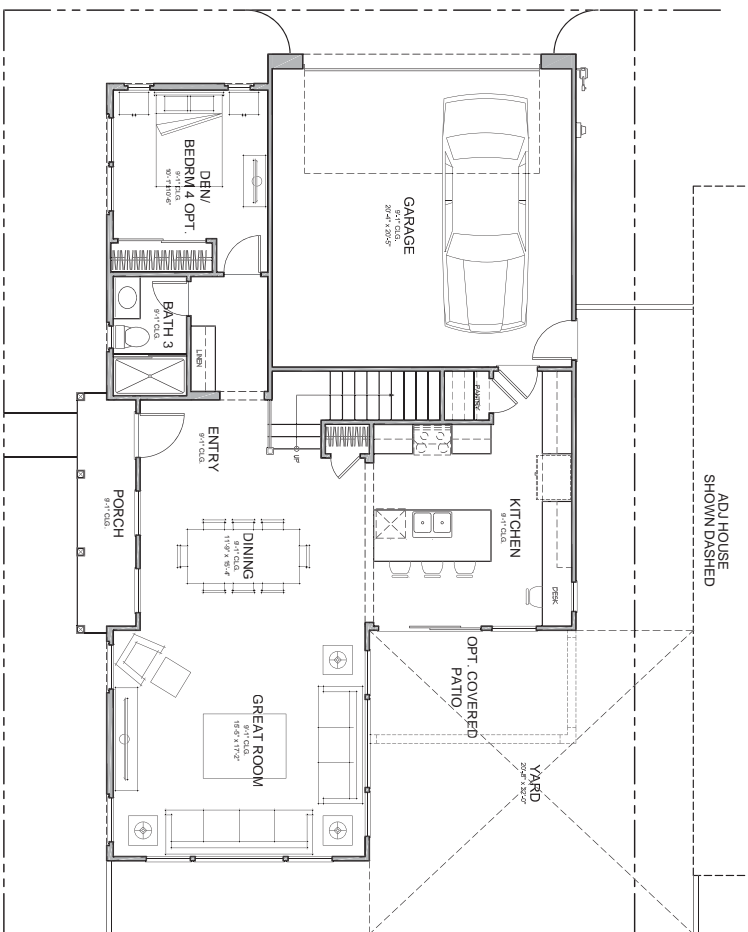
**8-PLEX CLUSTER
PLAN 3**





PLAN 4 - SECOND FLOOR

2ND FLR. LIVING AREA: 1,294 SQ. FT.



PLAN 4 - FIRST FLOOR

1ST FLR. LIVING AREA: 1,044 SQ. FT.
TOTAL LIVING AREA: 2,338 SQ. FT.
GARAGE AREA: 427 SQ. FT.

**8-PLEX CLUSTER
PLAN 4**





RIVERSIDE COUNTY PLANNING DEPARTMENT

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

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1203, Change of Zone No. 7913, Tentative Tract Map No. 37153, Plot Plan No. 26209

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: September 7, 2017

Applicant/Project Sponsor: Temescal Office Partners, LP Date Submitted: July 6, 2016

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Russell Brady at (951) 955-3025.

\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\TR37153\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42924 ZCFG06367

FOR COUNTY CLERK'S USE ONLY

INITIAL STUDY

for

**General Plan Amendment No. 01203
Change of Zone No. 07913
Tentative Tract Map No. 37153
Plot Plan No. 26209**

Prepared for

County of Riverside

4080 Lemon Street, 12th Floor
Riverside, CA 92502
951.955.3025

Point of Contact: Russell Brady, Project Planner
rbrady@rivco.org

Project Proponent:

Temescal Office Partners, CA Limited Partnership

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Irvine, CA 92618
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Point of Contact: David Graves
dgraves@pinnacleresidential.net

or

Mike Naggar & Associates-Project Managers
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mike@naggarinc.com

Prepared by:

Matthew Fagan Consulting Services, Inc.

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Temecula, CA 92591
951.265.5428

Point of Contact: Matthew Fagan, Owner
matthewfagan@roadrunner.com

October 2017

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APPENDICES See **Enclosed CD**

Appendix A: *Map My County.*

Appendix B: *Temescal Canyon Road Project Air Quality, Global Climate Change, and Health Risk Assessment Impact Analysis*, prepared by Kunzman Associated, Inc., June 14, 2017.

Appendix C1: *Temescal Canyon Residential Development Biological Resources Assessment*, prepared by ESA PCR, November 2016.

Appendix C2: *BUOW Habitat Assessment*, prepared by PCR Services Corporation, August 31, 2015.

Appendix D1: *Temescal Canyon Residential Project Phase I and II Cultural Resources Assessment*, prepared by ESA PCR, November 2016.

Appendix D2: *Assembly Bill 52 (AB 52)/Senate Bill 18 (SB 18) Formal Notification (GPA 1203, TR 37153)*, prepared by County of Riverside, August 16, 2016.

Appendix D3: *Pechanga Tribe Request for Consultation Pursuant to AB52/SB18 for GPA 1203, TR 37153*, received from Pechanga Band of Luiseño Indians, August 26, 2016.

Appendix D4: *General Plan Amendment No. 1203 Response Letter*, received from the Pala Tribal Historic Preservation Office, September 28, 2016.

Appendix E1: *Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California*, prepared by LGC Inland, December 11, 2007.

Appendix E2: *Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract Map 37153, Temescal Canyon Area, Riverside County, California*, prepared by LGC Geo-Environmental, Inc., November 30, 2016.

Appendix F1: *Phase I Environmental Site Assessment, 13.76-Acre Proposed Commercial Development Located at the Northwest Corner of Temescal Canyon Road and Interstate 15 in the Corona Area of Riverside County, California*, prepared by LGC Inland, November 6, 2006.

Appendix F2: *Phase I Environmental Site Assessment Update, Tentative Tract Map 35309, (APN Nos. 290- 060-024 and-025), Temescal Valley Area, Riverside County, California*, prepared by LGC Geo-Environmental, Inc., September 9, 2016.

Appendix G1: *Project Specific Water Quality Management Plan Tract No. 37153*, prepared by Proactive Engineering, June 21, 2016 (*WQMP*). The *WQMP* includes *Infiltration Investigation Report for the Onsite Storm Water Infiltration Devices, for the Multi-Family Residential Tract Development, Tentative Tract Map 37153, Temescal canyon Road and I-15 Freeway, City of Corona, Riverside County, California*, prepared by LGC Geo-Environmental, Inc., November 23, 2016 as Appendix 3.

Appendix G2: *Tract No. 37153 Preliminary Drainage Study*, prepared by Proactive Engineering, December 28, 2016.

Appendix H1: *Temescal Canyon Road Project Noise Impact Analysis*, prepared by Kunzman Associated, Inc., March 4, 2015.

Appendix H2: *Temescal Canyon Road Project Noise Impact Analysis Update Letter*, prepared by Kunzman Associated, Inc., June 2017.

Appendix I1: *Temescal Canyon Road Project Traffic Impact Analysis*, prepared by Kunzman Associated, Inc., December 7, 2016.

Appendix I1: *Temescal Canyon Road Project Traffic Impact Analysis Update Letter*, prepared by Kunzman Associated, Inc., June 2017.

Appendix J: *Sewer and Water Availability Letters*, prepared by Temescal Valley Water District, July 5, 2016.

Appendix K1: *Temescal Canyon Design Manual*, prepared by DAHLIN Architecture and Planning, March 2017.

Appendix K2: *General Plan Policy Analysis*, prepared by Matthew Fagan Consulting Services, July 2017.

List of Abbreviations and Acronyms

A.C.	Asphalt Concrete
ACOE	Army Corps of Engineers
ADT	average daily trip
AFY	Acre-feet per year
ALUC	Airport Land Use Commission
AQ/GHG	Air Quality/Greenhouse Gas
AQMP	Air Quality Management Plan
ARB	Air Resource Board
ARB Handbook	ARB Air Quality and Land Use Handbook
Basin	South Coast Air Basin
BMPs	Best Management Practices
BP	Business Park
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emission Estimator Model
CAP	Climate Action Plan
CARB	California Air Resource Board
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CBIA	California Building Industry Association
CEQA	California Environmental Quality Act
CIWMP	County Integrated Waste Management Plan
CNEL	Critical Noise Equivalent Level
CNUSD	Corona-Norco Unified School District
CO	Carbon Monoxide
CO ₂ E	Carbon Dioxide Equivalent
CR	Commercial Retail
CRMP	Cultural Resources Management Plan
CSA	Community Service Area
CUP	Conditional Use Permit
CVC	California Vehicle Code
CY	Cubic Yard(s)
dBA	A-weighted decibel
DG	Decomposed Granite
DTSC	California Department of Toxic Substances Control
<i>DIF</i>	Development Impact Fees
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
°F	Fahrenheit
GHG	Greenhouse Gas
GP	General Plan
GWP	Global Warming Potential
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HAP	Hazardous Air Pollutants

HCP	Stephens' Kangaroo Rat Habitat Conservation Plan
HRA	Health Risk Assessment
I-15	Interstate 15
I-215	Interstate 215
I-P	Industrial Park
LI	Light Industrial
LOS	Level of Service
LST	Level of Significance Threshold
MBTA	Migratory Bird Treaty Act
MRZ	Mineral Resources Zones
M-SC	Manufacturing-Service Commercial
MSHCP	Multiple Species Habitat Conservation Plan
MSL	Mean Sea Level
NAAQS	National Ambient Air Quality Standards
NOA	Naturally Occurring Asbestos
NO _x	Nitrogen Oxide
NPDES	National Pollutant Discharge Elimination System
OEHHA	Office of Environmental Health Hazard Assessment
OPR	Office of Planning and Research
RCP	Reinforced Concrete Pipe
PM _{2.5}	Particulate Matter – 2.5 micrometer or less
PM ₁₀	Particulate Matter – 10 micrometer or less
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCIP	Riverside County Integrated Project
RCIT	Riverside County Information Technology
RMS	root mean squared
ROW	Right-of-Way
SARWQCB	Santa Ana Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SMGB	State Mining and Geology Board
SO ₂	Sulphur Dioxide
sq. ft.	Square Feet
SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
TAC	Toxic Air Contaminant
TCAP	Temescal Canyon Area Plan
TCP	Traffic Control Plan
TUMF	Transportation Uniform Mitigation Fee
USGS	U.S. Geology Survey
USFW	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
WDR	Waste Discharge Requirement
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42924

Project Case Type (s) and Number(s): General Plan Amendment No. 01203; Change of Zone No. 07913; Tentative Tract Map No. 37153; and Plot Plan No. 26209.

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Russell Brady, Project Planner

Telephone Number: 951.955.3025 or rbrady@rivco.org

Applicant's Name: Temescal Office Partners, CA Limited Partnership

Applicant's Address: c/o Pinnacle Residential 2 Venture, Suite 350, Irvine, CA 92618

NOTE:

**ALL FIGURES ARE CONTAINED IN SECTION IX
(NOT IMMEDIATELY FOLLOWING THEIR REFERENCE IN THE TEXT)**

I. PROJECT INFORMATION

A. Project Description:

The proposed Project includes a General Plan Amendment, a Change of Zone, a Tentative Tract Map, and a Plot Plan. The General Plan Amendment No. 01203 (GPA 01203), Change of Zone No. 07913 (CZ 07913), Tentative Tract Map No. 37153 (TR 37153), and Plot Plan No. 26209 are described in detail, below. Collectively, these four (4) applications comprise the "Project," as depicted in this Project Description and analyzed in this Environmental Assessment Form: Initial Study (IS).

GPA 01203

GPA 01203 proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD:BP), (0.25 – 0.60 Floor Area Ratio); to Community Development: Medium High Density Residential (CD:MHDR), (5-8 dwelling units per acre)

CZ 07913

CZ 07913 proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4).

TR 37153

TR 37153 proposes a subdivision of 14.81 acres into 3 residential lots and 6 lettered lots. The 3 numbered residential lots would be subdivided into 83 condominium units. The 6 lettered lots consist of 2 of which are for public roads, 1 for a recreational area, and 3 are designated for open space. Reference **Table 1, TR 37153 Specifics**, below. The density of TR 37153 is 5.60 dwelling units/acre. Reference **Figure 1, TR 37153**.

**Table 1
TR 37153 Specifics**

Type	Area (ac)	Number of Lots
Residential	6.07	3
Public Road	2.45	1
Rec. Area	0.56	1
Open Space	2.31	1
Open Space	0.81	1
Open Space	2.01	1
Public Road	0.60	1
TOTAL	14.81	9

Source: TR 37153 Exhibit, May 2017.

Plot Plan No. 26209

A total of 83 single-family detached condominium units are proposed within three (3) condominium lots. Refer to **Figure 2, Plot Plan 26209** for the overall unit layout. All units are designed as two-story units, as shown on the conceptual elevations for the Plot Plan. The four conceptual floor plans included with the Plot Plan range in size between 1,845 to 2,338 square feet in livable area with 3 to 4 bedrooms. Units will generally be arranged in blocks of 8 units with garages oriented towards a common driveway or court. Pedestrian access to the units will connect either to the common driveway or the internal private street depending on the units' location within the block. Each unit will have its own private yard area.

Approximately 122,800 square feet of the Project site will be landscaped. This includes perimeter landscaping (walls and slopes), street landscaping, and the recreation area. One approximately 0.5-acre recreational area will be located in the central, southern portion of the proposed Project site. The recreational area is within walking distance of all the units. On-street parking, is provided. The recreational area will include a pool and a building for restrooms and mechanical equipment. Other amenities shall include, but not be limited to: a permanent outdoor kitchen area with a permanent grilling station and tot lot playground.

Parking for the units will be provided with two car attached garages for each unit as well as 63 spaces on the internal private streets for a total of 229 parking spaces, which equates to approximately 2.76 spaces per unit. A total of 36 of the units are designed with driveways, which can also provide parking for 72 additional vehicles, which would assist in minimizing the use of the parking spaces on the private street by residents and guests. With these additional 72 spaces considered, a total of 301 parking spaces are provided, which equates to approximately 3.63 parking spaces per unit. Reference **Figure 3, Plot Plan 26209 Parking Exhibit**.

Access to the proposed Project will be via Temescal Canyon Road. Proposed Street 'A' is the Project's access to Temescal Canyon Road, which crosses an existing drainage area that runs parallel to Temescal Canyon Road.

The proposed Project will take access off Temescal Canyon Road, located to the south of the Project site, onto "A" Street. "A" Street, along with "B" Street and "C" Street will provide access into the entire site. Streets "A," "B," and "C" are classified as local streets with a 56-foot right-of-way (ROW). This ROW includes 5-foot non-curb adjacent sidewalks, with five (5) feet of curb adjacent landscaping on both sides of the street. Parking is also provided on both sides of the street.

The Temescal Canyon Area Plan (reference Figure 7, *Temescal Canyon Area Plan Circulation*, p. 41) classifies Temescal Canyon Road as a "Major Highway." The current Temescal Canyon Road ROW varies from 123' to 133' (adjacent to the Campbell Ranch Road intersection. Proposed improvements to Temescal Canyon Road is described as follows, based on 3 sections provided on TR 37153 (A'-A', B'-B', and C'-C') as shown on **Figure 4, TR 37153 Conceptual Grading Plan**.

A'-A' and B'-B'

- 80' ROW (existing);
- 123' ROW (proposed, 30' ROW additional on northerly/project side);
- 30' of existing pavement (to remain);
- 32' of pavement to be added (on northerly/project side);
- 26'-wide parkway:
 - 4'-wide parkway (street adjacent);
 - 5'-wide sidewalk;
 - 4'-wide parkway (behind sidewalk)
 - 10'-wide multi-purpose decomposed granite trail; and
 - 3'-wide additional parkway.

C'-C'

- 80' ROW (existing);
- 133' ROW (proposed, 30' ROW additional on northerly/project side);
- 52' of existing pavement (to remain);
- 34' of pavement to be added (on northerly/project side);
- 26'-wide parkway:
 - 4'-wide parkway (street adjacent);
 - 5'-wide sidewalk;
 - 4'-wide parkway (behind sidewalk)
 - 10'-wide multi-purpose decomposed granite trail; and
 - 3'-wide additional parkway.

A property owned by Caltrans, with an approximate southerly dimension of 391.8' an approximate westerly dimension of 93.4', and an approximate 355.6' dimensions juts into the Project site. No development is located on this property.

Project Grading

The Project will require approximately 118,325 cubic yards (CY) of cut and 109,807 CY of fill, which will result in a balanced site, due to shrinkage from grading and compaction.

The site currently ranges in elevation from approximately 1,050 feet above mean sea level (AMSL) in the northeastern portion of the Project site to 1,125 AMSL within the southwestern portion of the site.

When graded, the Project will range in elevation from 1,076.5 AMSL at the bottom of detention-infiltration basin in the northeast corner of the Project site, to 1,108 feet AMSL at the southwestern corner of the Project site. This demonstrates that the range of site elevation variations on the site will narrow from 75' to 31.5' to facilitate the development of the Project. In order to accomplish this, manufactured slopes and retaining walls will be installed on the western portion of the site where the Project abuts existing residential development, to the southeast (northerly of the

existing channel), to the west (adjacent to the Caltrans property and the I-15 right-of-way, and northerly (adjacent to the existing residential development).

Reference **Figure 4, TR 37153 Conceptual Grading Plan.**

General Construction Assumptions

The following general construction assumptions have been assumed for this Project:

- Site preparation will begin in May 2018 and will require an estimated 5 working days;
- Site grading will begin in May 2018 and will require an estimated 60 working days;
- Building construction will begin in December 2018 and continue through June 2020 for an estimated 400 working days;
- Paving will begin in November 2018 and will require an estimated 20 working days; and
- Architectural coatings will begin in March 2019 and will require an estimated 400 working days.

Drainage / Hydrology / Water Quality

The existing drainage flows for the Project are carried in two natural drainage courses that combine into one at the northwest corner of the Project. The existing drainage courses are identified as Area A and Area B. Area A consists of 2.55 acres and Area B consists of 6.54 acres. The balance of the site flows directly into the existing Temescal Canyon Wash along the southerly portion of the Project. This remainder area includes Temescal Canyon Road (reference **Figure 26-1, Existing Hydrology Map**).

The proposed drainage flows for the Project are carried via street and underground storm drain systems to one detention basin located near the northwest corner of the Project. The proposed drainage system is identified as Area A and Area B. Area A consists of 3.81 acres and Area B consists of 5.43 acres including the detention basin area but excludes Area B7. Area B7 consists of 0.42 acres of existing slopes along the northerly property that drains naturally to the north then easterly and will remain in the existing condition. The proposed detention basin mitigates the increased run-off flows in the post-development construction to at or below the pre-development flow values. The existing flows within the Temescal Canyon Wash along the southerly property including the existing vertical slopes will remain in the existing condition (reference **Figure 26-2, Proposed Hydrology Map**).

The proposed Project is divided into 3 drainage management areas (DMAs) as depicted on **Figure 5, TR 37153 WQMP Site Map**. The DMAs follow the Drainage Boundaries. Runoff within the DMAs is generated by roofs, concrete, asphalt, turf block, etc.

The rainfall runoff is conveyed through the proposed streets with catch basin pick-up points throughout the project. The catch basins for Areas A and B connect into an underground storm drain system that directs the flows into a proposed detention/bioretention basin which outlets into the natural drainage courses after increased flow mitigation and water treatment. Area C rainfall runoff is conveyed through the proposed entry street into Temescal Canyon Road then picked up in a catch basin with a Modular Wetland System (MWS) Unit for water treatment before entering into the existing Temescal Canyon Wash.

The detention/bioretention and MWS Unit serve as the Best Management Practices (BMPs) for the Project. The bioretention is a proposed structure that includes engineering soil media and

gravel with a perforated pipe that is below the detention basin that treats the water. A 15' wide service drive has been provided for on-going maintenance of the water quality basin.

The water will migrate through the soils media and gravel which treats the water then into the perforated pipe that outlets to the natural water courses at the northeast corner of the Project. The MWS is part of the catch basin on Temescal Canyon Road. This treatment is filtered through multiple stages that includes debris removal and pre-filter cartridges with sediment and hydrocarbon removals in a biofiltration chamber.

All These facilities shall meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount.

Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Temescal Valley Water District
- Sewer: Temescal Valley Water District
- Cable: Comcast
- Gas: Southern California Gas
- Telephone: Verizon
- School: Corona-Norco Unified School District

Reference **Figure 4, TR 37153 Conceptual Grading Plan**, and *Map My County (Appendix A)*.

Sewer and Water Facilities

The proposed Project will tie into an existing 30" Temescal Valley Water District (TVWD) water line, which is located in Temescal Canyon Road. The Project will tie into an existing 24" Temescal Valley Water District (TVWD) sewer line, which is also located in Temescal Canyon Road. At Campbell Ranch Road, this sewer line ties into an existing sewer lift station located at the southeastern corner of Temescal Canyon Road and Campbell Ranch Road. Reference **Figure 4, TR 37153 Conceptual Grading Plan**.

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

C. Total Project Area:

Residential Acres: 6.07	Lots: 9	Units: 83	Projected No. of Residents: 254
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	
Est. No. of Employees: N/A			
Total Open Space Acres: 5.68			
Open Space – Recreation Acres: 5.68			
Open Space – Conservation Acres: N/A			
Public Facilities Acres (K-8 School): N/A			
Major Circulation Acres: 3.05			
Industrial Acres: N/A			

D. Assessor's Parcel No(s): 290-060-024 and -025.

E. Street References: West of I-15; north of Temescal Canyon Road; east of Wrangler Way; and south of Whitecrown Circle.

F. Section, Township & Range Description: Section 2, Township 5 South, Range 6 West.

G. Brief description of the existing environmental setting of the Project site and its surroundings:

The Project site is located in unincorporated Riverside County, California between the cities of Corona Lake Elsinore. The Project area is separated from the coastline approximately 24 miles across the Santa Ana Mountain range. Regional access to the area is provided to the general area in a north-south direction by the Interstate 15 (I-15) freeway and by State Route 91, and State Route 74 (Ortega Highway) in an east-west direction.

The Project site is approximately 14.81 gross acres. Current land use is vacant; adjacent land use is residential to the north, 1-15 to the east, vacant to the south, residential to the west. Prior disturbances to the property are substantial and represent the cumulative impacts of off-road vehicle activity, grading, road construction, and flood control improvements. Reference **Figure 6, Aerial Photo**.

The Project site is located in the Temescal Valley in northwestern Riverside County. It is situated in a topographically diverse region, which is defined by the Santa Ana Mountains to the west, Lake Mathews to the northeast, and Lake Elsinore to the southeast. Most drainage in the vicinity of the Project site has been channelized, but historically the flow pattern was in a northeasterly direction toward the Temescal Wash. For the most part, drainage is intermittent, flowing only as a result of seasonal precipitation or irrigation runoff.

Topographically, the Project site is primarily comprised of a relatively flat mesa with eastern and southern slopes transitioning to a substantial watercourse on the southern portion of the site that parallels Temescal Canyon Road. Elevations range from a low of 1,045 feet AMSL in the watercourse near the southeastern property corner to a high of 1,148 feet AMSL near the northwestern corner. Most of what was originally a natural watercourse along the southern boundary of the Project site has been expanded by the construction of a large channel that serves to convey intermittent drainage from the surrounding area. A permanent source of water is not present within the Project boundaries.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site's existing General Plan Land Use designation is Community Development: Business Park (CD:BP). The Project proposes to change the land use designation of the site to Community Development: Medium High Density Residential (CD:MHDR). Although the General Plan Amendment would change the land use designation of the site, the Project would be consistent with the remaining portions of the Land Use Element.
- 2. Circulation:** The proposed Project will add overall trips to the area. The Department of Transportation has reviewed the Traffic Study submitted for this Project and determined that required levels of service can be maintained. The proposed Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed Project is located within the Multiple Species Habitat Conservation Plan (MSHCP) and is located in a criteria area, Criteria Cell 3348. The Project underwent the HANS Process and it was determined that the study area is not

needed for inclusion into the MSHCP Conservation Area. The proposed Project meets all other applicable Multipurpose Open Space element policies.

4. **Safety:** The proposed Project is located partially in a flood zone, oriented along the drainage area in the southern portion of the property. The proposed Project is in an area designated as having low and very low potential for liquefaction and susceptible to subsidence. The Project is not located within an Alquist-Priolo or County Fault Zone. The Project is not located within a fire hazard area. The proposed Project meets all other applicable Safety element policies.
5. **Noise:** The proposed Project will permanently increase the ambient noise levels in the project vicinity above levels existing without the Project. However, the Project is for a residential development and noise levels associated with the proposed Project are not anticipated to be substantial. The proposed Project meets all other applicable Noise element policies.
6. **Housing:** The proposed Project shall create 83 residential units. The proposed Project meets all applicable Housing element policies.
7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The Project meets all applicable policies of the Healthy Communities Element of the General Plan.

B. General Plan Area Plan(s): Temescal Canyon Area Plan (TCAP).

C. Foundation Component(s): Community Development.

D. Land Use Designation(s):

- Existing - Business Park (BP)
- Proposed – Medium High Density Residential (MHDR)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding: N/A

1. **Area Plan(s):** Temescal Canyon Area Plan

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):**

- North: Medium Density Residential (MDR)
- South: Light Industrial (LI)
- East: I-15 Freeway and Light Industrial (LI)
- West: Medium High Density Residential (MHDR)

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information: N/A

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: Commercial Office (C-O)

J. Proposed Zoning, if any: Planned Residential (R-4)

K. Adjacent and Surrounding Zoning:

- North: One-Family Dwellings (R-1)
- South: Manufacturing – Service Commercial (M-SC)
- East: Vacant/I-15 right-of way and freeway
- West: Mobilehome Subdivisions and Parks (R-T)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below 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 Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Other (Cumulative Impacts) |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED	
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED	
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED 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, including revisions or mitigation measures that are imposed upon the proposed project.	
<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.	
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.	
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.	

Signature	Date
<u>Russell Brady, Project Planner</u>	<u>For Charissa Leach, P.E., Assistant TLMA Director</u>
Printed Name	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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
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AESTHETICS. Would the Project:

1. Scenic Resources.

a) Have a substantial effect upon a scenic highway corridor within which it is located?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Temescal Canyon Area Plan (TCAP) - TCAP Figure 9, *Temescal Canyon Area Plan Scenic Highways*; Riverside County General Plan (*General Plan*); Plot Plan No. 26209 Site Photos; Project Design Manual (**Appendix K1**); and General Plan Policy Analysis (**Appendix K2**).

Findings of Fact:

a) *Would the Project have a substantial effect upon a scenic highway corridor within which it is located?*

Less Than Significant Impact

The Project site is located in the TCAP. According to the TCAP, two highways have been nominated for Scenic Highway status:

- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway; and
- State Route 91 (SR91) is designated as an Eligible State Scenic Highway.

The Project site is located immediately west of I-15, and 9 miles south of SR91, at its closest point.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the *TCAP*, the development of scenic highways will not only add to the pleasure of the residents of this State, but will also play an important role in encouraging the growth of the recreation and tourist industries upon which the economy of many areas of this State depend.

The following *TCAP* policy would apply to the Project as it relates to the I-15 corridor:

“TCAP 14.1 Protect the scenic highways in the Temescal Canyon Area Plan from change that would diminish the aesthetic value of adjacent properties in accordance with policies in the Scenic Corridor sections of the Land Use, Multipurpose Open Space, and Circulation Elements.”

An analysis of the Project’s relationship to the General Plan Policies related to scenic highways is located in the General Plan Land Use Element Policies Analysis (Appendix K2). Based on the Project’s consistency with General Plan Policies related to scenic highways, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. Any impacts are considered less than significant. No mitigation is required.

b) Would the Project 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?

Less Than Significant Impact

Site Photographs provided below, acquired on February 2, 2017, were utilized for the analysis for Sections 1.a-b.

Based on a field reconnaissance of the Project site on June 8, 2017 by Matthew Fagan and a review of the Site Photographs, it was determined that from a visual standpoint the following vantage points to the Project site shall be considered for evaluation in this analysis.

Vantage Point No. 1 – Facing North and North-Northeast

The photographs for Vantage Point No. 1 (Site Photographs 1 and 2) were taken south of the Project site, from the Temescal Canyon Road right-of-way (ROW), facing north and north-northeast, respectively. Site Photographs 1 and 2 shows the vacant Project site and Southern California Edison (SCE) power lines in the foreground and in the middle ground, as well as an I-15 bridge structure (Photograph 2). There are no landforms or structures visible in the background. There is a hill on the Project site; however, this is not considered a significant landform. There are no significant landforms visible from Site Photographs 1 or 2. The overall visual setting shown in Site Photographs 1 and 2 are that of a vacant parcel adjacent to existing developed residential areas to the north and west of the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Site Photograph 1 – facing north



Site Photograph 2 – facing north-northeast

Vantage Point No. 2 – Facing Northwest and Northeast

The photographs for Vantage Point No. 2 (Site Photographs 3 and 4) were taken from the Temescal Canyon Road ROW, facing northwest and northeast respectively. Site Photograph 3 shows Temescal Canyon Road, Southern California Edison (SCE) power poles/lines, and the vacant Project site in the foreground and middle ground. The Santa Ana Mountains are visible in the background. The overall visual setting shown in Site Photograph 3 is that of a vacant parcel adjacent that does not obstruct views to the west of the Santa Ana Mountains. Development of the Project will not obstruct views of the Santa Ana Mountains, as it will be located in the portion of this setting that does not obstruct views to the west, of the Santa Ana Mountains.

Site Photograph 4 shows a view from the Temescal Canyon Road ROW, facing northeast. Site Photograph 4 shows Temescal Canyon Road, a vacant Project site, and SCE power poles/lines in the foreground, and middle ground, as well as an I-15 bridge structure in the middle ground. There are no landforms or structures visible in the background in Site Photograph 4. The hills in the background provide a consistent, natural setting for the Project area. The overall visual setting shown in Site Photograph 4 is that of a vacant parcel adjacent to existing developed residential areas to the north and west of the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Site Photograph 3 – facing northwest



Site Photograph 4 – facing northeast

Vantage Point No. 3 – Looking Southwesterly and Westerly from I-15

The photographs for Vantage Point No. 3 (Site Photographs 5 and 6) were taken from the I-15 ROW, facing southwesterly and facing westerly, respectively. Site Photograph 5 shows I-15, and the vacant Project site in the foreground. The vacant Project site and existing residences (to the west of the Project site) are visible in the middle ground. The Santa Ana Mountains are visible in the background. The overall visual setting shown in Site Photograph 5 is that of a vacant land adjacent to existing developed residential areas to the north and west of the Project site that already minimally obstructs views of the base of the Santa Ana Mountains, from this point to the west of the Santa Ana Mountains. Development of the Project will not result in a similar obstruction of the views of the Santa Ana Mountains from this vantage point as the existing condition. The same description would apply to Site Photograph 6.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Site Photograph 5 – facing southwesterly



Site Photograph 6 – facing westerly

Site Photographs 1-6 show, there are no unique or landmark features located onsite within the Project site boundaries. There are no landscape features that distinguish the Project site from the surrounding residential uses or vacant lands. The proposed Project will remove the Project site from a vacant, undisturbed land to a graded, manufactured parcel that will ultimately be developed for residential use, similar that which currently surrounds the Project site. Based on the lack of any intrinsic on-site scenic resources, the proposed Project will not cause substantial Project specific damage to any such resources. In addition, once developed, retaining walls will be visible from Temescal Canyon Road and I-15. These walls will be located below the homes. They will serve as a bottom “frame” as it is to the visual picture from both I-15 and Temescal Canyon Road. Similar to the retaining wall at “The Shops at Sycamore Creek” project, located to the south of the Project site, nestled between De Palma Road and I-15, the planting on the wall will serve to reduce the visual impact of the walls from I-15 over time.

Therefore, implementation of the Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings. No impacts are anticipated. No mitigation is required.

As stated above, development of the Project would result in a similar obstruction of the views of the Santa Ana Mountains from this vantage point as the existing condition. No conditions on development within the I-15 corridor will be necessary to preserve unique or special visual features, or a prominent vista.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The existing character of the Project environs represents a developing suburban development pattern. As demonstrated in the analysis above, implementation of the Project will not result in any obstructions of any scenic vista, or view open to the public.

The Project also has a Design Manual, (**Appendix K1**), which contains Project details for architecture styles, landscape architecture, trails, monumentation, recreational amenities, and walls and fences to ensure a well-designed project that is fitting with the surrounding developed character of the area and could not objectively be considered aesthetically offensive. The Project aesthetic contained in the Design Manual, when coupled with the Project setting will not result in the creation of an aesthetically offensive site open to public view. Any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

2. Mt. Palomar Observatory.

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

Source(s): TCAP, Figure 6, *TCAP Plan Mt. Palomar Nighttime Lighting Policy Area; Map My County, (Appendix A)*; and Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution).

Findings of Fact:

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

Less Than Significant Impact

According to Figure 6, *Temescal Canyon Area Plan Mt. Palomar Nighttime Lighting Policy*, of the TCAP, the Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. The Project site is approximately 44.89 miles northwest from the Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Outdoor lighting sources include: parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No mitigation is required.

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

Monitoring: No mitigation monitoring is required.

3. Other Lighting Issues.

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

b) Expose residential property to unacceptable light levels?

Source(s): TCAP Figure 6, *Temescal Canyon Area Plan Mt. Palomar Nighttime Lighting Policy Area*; Ordinance No. 655; Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting), and **Figure 6, Aerial Photo.**

Findings of Fact:

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

Less Than Significant Impact

Currently, there are no light sources at the Project site. New lighting sources will be created from light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. In addition, workers, either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. The amount and intensity of light anticipated from these construction sources would generally be similar to the lighting of adjacent developed residential areas. Additionally, these impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in new sources of light and glare from the addition of residential units, as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. Once operational, the Project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which restricts lighting hours, types, and techniques of lighting. Outdoor lighting sources include: house lights, streetlights, wall mounted lights. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare, and has been discussed in detail in Section 2.a, above.

Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project will be required to comply with the County of Riverside conditions of approval that requires lighting restrictions. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and Ordinance No. 915, any impacts are expected to be less than significant from implementation of the Project. No mitigation will be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) *Would the Project expose residential property to unacceptable light levels?*

Less Than Significant Impact

There are existing residences located immediately to the west of the Project. As discussed in Threshold 2.a., above, construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once inhabited, conformance with Ordinance No. 655, and Ordinance No. 915, will ensure that any impacts are expected to be less than significant from implementation of the Project.

Therefore, there are no potential Project-specific impacts that could expose residential property to unacceptable light levels. Less than significant impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AGRICULTURE RESOURCES. Would the Project:

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

Source(s): *Map My County, (Appendix A); Figure 6, Aerial Photo;* and Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof).

Findings of Fact:

a) *Would the Project 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?*

No Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to *Map My County* the proposed Project site is designated as “Other Lands” and “Urban-Built Up Land.” The Project is not located on Prime Farmland, Unique Farmland, Farmland of Local Importance, or Farmland of Statewide Importance (Farmland). As no designated farmland exists on the Project site, no impacts are anticipated. No mitigation is required.

b) *Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

No Impact

The proposed Project is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. The project site is not zoned for agricultural use nor is it used for agriculture. No impacts are anticipated. No mitigation is required.

c) *Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?*

No Impact

Land zoned for “primarily agricultural purposes” means any land lying within any one of the following zone classification established by the Riverside County Land Use Ordinance, Ordinance No. 348:

- A-1 Zone (Light Agriculture);
- A-P Zone (Light Agriculture with Poultry);
- A-2 Zone (Heavy Agriculture);
- A-D Zone (Agriculture-Dairy); or
- C/V Zone (Citrus/Vineyard).

The zoning classification on the Project site is Commercial Office (C-O) and is proposed to be modified to Planned Residential (R-4). The zoning classifications surrounding the Project are:

- North: One-Family Dwellings (R-1).
- South: Manufacturing – Service Commercial (M-SC).
- East: Vacant/I-15.
- West: Mobilehome Subdivisions and Parks (R-T).

There are no agriculturally zoned properties (A-1, A-P, A-2, A-D, or C/V) within 300 feet from the Project site.

Therefore, implementation of the proposed Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, since no agricultural uses are located in immediate proximity of the Project site. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

No Impact

Existing surrounding uses include residential uses to the north and west, I-15 and commercial to the east, and mining and vacant uses to the south. Of the vacant, surrounding parcels, based upon the current General Plan land use designations and zoning classifications, it is anticipated that uses will be consistent with the developing suburban land use pattern(s). The closest agriculturally zoned properties are located well beyond 1.5 miles to the east of the Project site. Implementation of 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, since no agricultural uses are located in immediate proximity of the Project site. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

5. Forest.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): *Map My County, (Appendix A); Figure 6, Aerial Photo; Project Site Visit – June 8, 2017 by Matthew Fagan; and Temescal Canyon Residential Development Biological Resources Assessment, prepared by ESA PCR, November 2016, (Appendix C1).*

Findings of Fact:

a) *Would the Project 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))?*

No Impact

The zoning classification on the Project site is Commercial Office (C-O) and is proposed to be modified to Planned Residential (R-4). The surrounding zoning classifications are:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- North: One-Family Dwellings (R-1).
- South: Manufacturing – Service Commercial (M-SC).
- East: Vacant/I-15.
- West: Mobilehome Subdivisions and Parks (R-T).

None of these zoning classifications pertain to forest land, timberland, or timberland zoned Timberland Production. Therefore, implementation of the proposed Project will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production. No impacts are anticipated. No mitigation is required.

b) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact

As referenced in Section 5.a, above, there are no zoning classifications pertain to forest land, timberland, or timberland zoned Timberland Production. As a result of past agricultural activities and recent grading, virtually no native vegetation remains on top of the upper elevations of the Project site. Present on the upper elevations of the Project site and in the watercourse are plant species representative of the Diegan Coastal Sage Scrub Plant Community.

Plants include:

- California buckwheat (*Eriogonum fasciculatum*);
- Black sage (*Salvia melifera*);
- White sage (*Salvia apiana*);
- Laurel sumac (*Rhus laurina*); and
- California sagebrush (*Artemisia fasciculata*).

Scattered Sycamores (*Populus fremontii*) and Coast Live Oaks (*Quercus agrifolia*) in the watercourse indicate the presence of at least a limited amount of subsurface water on a fairly regular basis. Indigenous peoples of the region extensively utilized these plants for food, medicines, construction materials, and implement production.

As described, there are no forest lands on the Project site. Therefore, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use. No impacts will occur. No mitigation will be required.

c) *Would the Project 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?*

No Impact

The Project site is currently vacant, and would not be characterized as forest land. As a result of past agricultural activities and recent grading, virtually no native vegetation remains on top of the upper elevations of the Project site. Present on the upper elevations of the Project site and in the watercourse are plant species representative of the Diegan Coastal Sage Scrub Plant Community.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plants include:

- California buckwheat (*Eriogonum fasciculatum*),
- Black sage (*Salvia melifera*),
- White sage (*Salvia apiana*),
- Laurel sumac (*Rhus laurina*), and
- California sagebrush (*Artemisia fasciculata*).

Scattered Sycamores (*Populus fremontii*) and Coast Live Oaks (*Quercus agrifolia*) in the watercourse indicate the presence of at least a limited amount of subsurface water on a fairly regular basis. Indigenous peoples of the region extensively utilized these plants for food, medicines, construction materials, and implement production.

Thus, implementation of the proposed 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. No impacts will occur. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

Source(s): *Temescal Canyon Road Project Air Quality, Global Climate Change, and Health Risk Assessment Impact Analysis*, prepared by Kunzman Associated, Inc., January 17, 2017, Revised June 14, 2017 (**Appendix B, AQ/GHG/HRA**).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact

The Project site is located in the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment (i.e., ozone (O₃), coarse particulate matter (PM₁₀), and fine particulate matter (PM_{2.5})). These are considered criteria pollutants because they are three of several prevalent air pollutants known to be hazardous to human health. An area designated as nonattainment for an air pollutant is an area that does not achieve national and/or state ambient air quality standards for that pollutant.

CEQA requires a discussion of any inconsistencies between a proposed Project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). This discussion shall set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed Project would interfere with the region’s ability to comply with Federal and State air quality standards. If the decision makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that “New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP.” Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (f) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP, and
- (2) Whether the project will exceed the assumptions in the AQMP in 2010 or increments based on the year of project buildout and phase. These are discussed in detail, below.

Consistency Criterion No. 1

- The 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.

Based on the air quality modeling analysis contained in the *AQ/GHG/HRA*, the short term construction impacts and long-term operational impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance as detailed further in Section V.6.b).

Therefore, the proposed Project is not anticipated to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first

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

Consistency Criterion No. 2

- The Project will not exceed the assumptions in the AQMP based on the years of project buildout phase.

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2012-2035 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG, 2012, consists of three sections: Core Chapters, Ancillary Chapters, and Bridge Chapters. The Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management chapters constitute the Core Chapters of the document. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this Project, the County Land Use Plan defines the assumptions that are represented in the AQMP.

The *General Plan* and *TCAP* land use designation is currently Community Development: Business Park (CD:BP). The Project proposes a General Plan Amendment (GPA) to change the land use to Community Development: Medium High Density Residential (CD:MHDR). As the majority of Project-related emissions are from mobile sources, and residential uses generally attract less traffic (especially less truck traffic) than business park or commercial-type uses, the proposed residential use would be a less intense use, with less overall emissions, than the existing Community Development/Community Development (BP) uses. Additionally, while the Project proposes a change in land use designation from non-residential to residential use, the Project would simply be accommodating growth already anticipated to occur. Since the Project is not constructing any substantial infrastructure that could be construed as growth inducing, the Project would not alter the growth projections for the area that the AQMP is based on. Therefore, the proposed Project is not anticipated to exceed the AQMP assumptions for the Project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed Project would not conflict with the implementation of the SCAQMD AQMP. Therefore, impacts are considered to be less than significant impact. No mitigation is required.

- b) *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Less Than Significant Impact

As discussed above, the Project site is located in the SCAB. State and federal air quality standards are often exceeded in many parts of the SCAB. Please reference *AQ/GHG/HRA*, for a description of the current atmospheric setting, pollutants, air quality management, and air quality standards. A discussion of the Project’s potential short-term construction impacts, long-term operational impacts, and a diesel emissions health risk assessment are provided below.

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

The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed Project’s short-term construction emissions for the criteria pollutants.

Methodology

Typical emission rates from construction activities were obtained from CalEEMod Version 2016.3.1. CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2014 computer program to calculate the emission rates specific for the eastern portion of Riverside County for construction-related employee vehicle trips and the OFFROAD2014 computer program to calculate emission rates for heavy truck operations. EMFAC2014 and OFFROAD2014 are computer programs generated by CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour.

Using CalEEMod, the peak daily air pollutant emissions during each phase was calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions. The construction emissions printouts from CalEEMod are provided in Appendix B of the AQ/GHG/HRA.

The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites.

The phases of the construction activities, which have been analyzed, are:

- (1) Grading,
- (2) Building construction,
- (3) Paving, and
- (4) Application of architectural coatings.

Building construction, paving and painting phases may overlap during construction. The emissions for the overlapping construction phases were added together and the total is shown in **Table 6-1, Construction Related Regional Pollutant Emissions**, below. See CalEEMod Output in Appendix B of the AQ/GHG/HRA for details.

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

**Table 6-1
Construction Related Regional Pollutant Emissions¹**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Grading²						
On-Site ²	5.75	67.94	38.78	0.06	6.47	4.23
Off-Site ³	0.38	10.63	2.38	0.03	0.90	0.29
Subtotal	6.13	78.57	41.16	0.09	7.37	4.52
Building Construction						
On-Site	3.11	26.55	18.18	0.03	1.79	1.68
Off-Site	1.51	9.78	12.10	0.04	2.59	0.77
Subtotal	4.63	36.34	30.29	0.07	4.38	2.44
Paving						
On-Site	1.75	14.07	14.65	0.02	0.75	0.69
Off-Site	0.08	0.05	0.60	0.00	0.17	0.05
Subtotal	1.83	14.11	15.26	0.02	0.92	0.74
Architectural Coating						
On-Site	53.89	1.68	1.83	0.00	0.11	0.11
Off-Site	0.19	0.11	1.49	0.00	0.42	0.11
Subtotal	54.08	1.80	3.32	0.00	0.53	0.22
Total of Overlapping Construction Phases⁴	60.53	52.24	48.87	0.10	5.82	3.41
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: Table 6 of AQ/GHG/HRA, **Appendix B**.

1 Source: CalEEMod Version 2016.3.1.

2 On site emissions from equipment operated on site that is not operated on public roads.

3 Off site emissions from equipment operated on public roads.

4 Construction phase, paving phase and painting phase may overlap.

* Includes fugitive dust control measures mandated by SCAQMD Rule 403 (used mitigated values for fugitive PM₁₀ and fugitive PM_{2.5} and unmitigated values for off road PM₁₀ and PM_{2.5}).

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less of volatile organic compounds, which is reflected in the emission results in Table 6-1.

The construction-related criteria pollutant emissions are shown above in **Table 6-1**. **Table 6-1** shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the proposed Project. No mitigation is required.

Construction Related Local Impacts

The proposed Project has been analyzed for the potential local air quality impacts created from: construction related fugitive dust and diesel emissions; and from toxic air contaminants.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. Local Air Quality Impacts from Construction

The SCAQMD has published a “Fact Sheet for Applying CalEEMod to Localized Significance Thresholds” (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

- The off road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- The maximum number of acres disturbed on the peak day.
- Any emission control devices added onto off road equipment.
- Specific dust suppression techniques used on the day of construction activity with maximum emissions.

As shown in **Table 6-2, Maximum Number of Acres Disturbed Per Day**, below, the maximum number of acres disturbed in a day would be five (5) acres.

**Table 6-2
Maximum Number of Acres Disturbed Per Day¹**

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Site Grading	Graders	1	0.5	0.5
	Rubber Tired Dozers	1	0.5	0.5
	Excavators	2	0.5	1
	Scrapers	2	1	2
	Tractors/Loaders/Backhoes	2	0.5	1
Maximum per phase		-	-	5

Source: Table 8 of AQ/GHG/HRA, **Appendix B**.

1. Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds.

The local air quality emissions from construction were analyzed using the SCAQMD’s Mass Rate Localized Significant Threshold Look up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NO_x, PM₁₀, and PM_{2.5} from the proposed Project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Lake Elsinore source receptor area (SRA) 25, and a disturbance value of five acres per day (see **Table 6-2**).

According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. The nearest sensitive receptors are the single family detached residential dwelling units located adjacent to the west and north of the Project site; therefore, the SCAQMD Look up Tables for 25 meters was used. **Table 6-3, Local Construction Emissions at the Nearest Receptors**, below, shows the on site emissions from the CalEEMod model for the different construction phases and the localized emissions thresholds.

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

**Table 6-3
Local Construction Emissions at the Nearest Receptors¹**

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Grading	67.94	38.78	6.47	4.23
Building Construction	26.55	18.18	1.79	1.68
Paving	14.07	14.65	0.75	0.69
Architectural Coating	1.68	1.83	0.11	0.11
SCAQMD Thresholds²	371	1,965	13	8
Exceeds Threshold?	No	No	No	No

Source: Table 9 of AQ/GHG/HRA, **Appendix B**.

Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds.

The data provided in **Table 6-3** shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed Project. No mitigation is required.

2. Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk assessment methodology. Given the relatively limited number of heavy duty construction equipment and the short term construction schedule, the proposed Project would not result in a long term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short term toxic air contaminant impacts would occur during construction of the proposed Project.

Operational Emissions

The on going operation of the proposed Project would result in a long term increase in air quality emissions. This increase would be due to emissions from the Project generated vehicle trips and through operational emissions from the on going use of the proposed Project. The following section provides an analysis of potential long term air quality impacts due to: regional air quality and local air quality impacts with the on going operations of the proposed Project.

Operational Activities

Operational activities associated with the Project will result in emissions of VOCs, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. The operations related criteria air quality impacts created by the proposed Project have been analyzed through use of the CalEEMod model. The Project was analyzed for the opening year of 2020 (the TIA, **Appendix I-1**, used 2017 as the Project’s buildout year; however, per the developer, the Project will not be operational until Spring 2020). The TIA also originally analyzed traffic impacts for 88 single family detached residential

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dwelling units; the number of dwelling units has since been reduced to 83. The AQ/GHG/HRA also used 88 single family detached residential dwelling units for its analysis. The Project now proposes 83 single family detached residential dwelling units, which would result in reduced impacts compared to the analysis which was performed for 88 single-family detached residential dwelling units. The operations daily emissions printouts from the CalEEMod model are provided in Appendix B of the AQ/GHG/HRA.

Operational emissions would be expected from the following primary sources:

1. Mobile Source Emissions;
2. Area Source Emissions; and
3. Energy Source Emissions.

1. *Mobile Source Emissions*

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project were obtained from the TIA, **Appendix I-1**, for the Project. The TIA showed that the Project would generate 838 daily trips. The trip generation rate for the Project is 9.52 trips per dwelling unit (DU) per day. The restroom/recreation building will not generate any additional trips.

2. *Area Source Emissions*

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less of volatile organic compounds.

3. *Energy Usage*

Energy usage includes emissions from the generation of electricity and natural gas used on site. No changes were made to the default energy usage parameters.

The worst case summer or winter VOC, NO_x, CO, SO₂, PM₁₀, and PM_{2.5} emissions generated by the proposed Project's long term operations have been calculated and are summarized below in **Table 6-4, Operational Regional Pollutant Emission**, below. **Table 6-4** shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed Project. No mitigation is required.

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

**Table 6-4
Regional Operational Pollutant Emissions¹**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	3.86	1.37	7.67	0.00	0.14	0.14
Energy Usage ³	0.09	0.81	0.35	0.00	0.07	0.07
Mobile Sources ⁴	1.87	13.43	22.55	0.09	6.29	1.74
Total Emissions	5.82	15.61	30.56	0.09	6.50	1.94
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Table 9 of AQ/GHG/HRA, **Appendix B.**

- ¹ Source: CalEEMod Version 2016.3.1. Emissions presented are the worst from either summer or winter.
- ² Area sources consist of emission from consumer products, architectural coatings, and landscaping equipment.
- ³ Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
- ⁴ Mobile sources consist of emissions from vehicles and road dust.

Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the Project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered, would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature.

The SCAB area is out of attainment for O₃, PM₁₀, and PM_{2.5}. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long term emissions, this Project would create a less than significant cumulative impact.

Operations Related Local Air Quality Impacts

Project related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed Project has been analyzed for the potential local CO emission impacts from the Project generated vehicular trips and from the potential local air quality impacts from on site operations. The following analysis analyzes the vehicular CO emissions, local impacts from on site operations.

Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality

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generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards.

To determine if the proposed Project could cause emission levels in excess of the CO standards, a sensitivity analysis is typically conducted to determine the potential for CO “hot spots” at a number of intersections in the general Project vicinity. Because of reduced speeds and vehicle queuing, “hot spots” potentially can occur at high traffic volume intersections with a Level of Service E or worse.

The TIA (**Appendix I-1**) showed that the highest peak hour intersection volume is 942 for the existing plus ambient growth plus project plus cumulative AM scenario at Temescal Canyon Road and the I-15 Freeway northbound ramp. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore, as the intersection with the highest traffic volume falls far short of 100,000 vehicles, no CO “hot spot” modeling was performed and no significant long term air quality impact is anticipated to local air quality with the on going use of the proposed Project. No mitigation is required.

Local Air Quality Impacts from On-Site Operations

Project related air emissions from on site sources such as architectural coatings, landscaping equipment, on site usage of natural gas appliances as well as the operation of vehicles on site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive receptor that may be impacted by the proposed Project are the adjacent residential uses to the west and north of the Project site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed Project is a residential project and does not include such uses. Therefore, due the lack of stationary source emissions, no long term localized significance threshold analysis is warranted.

Operations-Related Toxic Air Contaminant Impacts

The Project site is located immediately easterly of Interstate 15 (I-15). Toxic air contaminants (TACs) are a group of pollutants of concern. Which would be generated primarily from motor vehicle exhaust from vehicles on I-15.

According to the SCAQMD CEQA Handbook, any project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

- If the Maximum Incremental Cancer Risk is 10 in one million or greater; or
- Toxic air contaminants from the proposed project would result in a Hazard Index increase of 1 or greater.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In order to determine if the proposed Project may have a significant impact related to hazardous air pollutants (HAP), the Health Risk Assessment Guidance for analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, (Diesel Analysis), prepared by SCAQMD, August 2003, recommends that if the proposed project is anticipated to create hazardous air pollutants through stationary sources or regular operations of diesel trucks on the project site, then the proximity of the nearest receptors to the source of the hazardous air pollutants and the toxicity of the hazardous air pollutants should be analyzed through a comprehensive facility-wide health risk assessment (HRA).

As determined in the *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal. 4th 369 (CBIA) case the California Supreme Court determined that CEQA does not generally require an impact analysis of the existing environmental conditions on the future residents of a proposed project and generally only requires an analysis of the proposed project's impact on the environment. However, the CBIA case also stated that when a proposed project brings development and people into an area *already subject to specific hazards* and the new development/people *exacerbate the existing hazards*, then CEQA requires an analysis of the hazards and the proposed project's effect in terms of *increasing the risks related to those hazards [Emphasis added]*. In regards to air quality hazards, TACs are defined as substances that may cause or contribute to an increase in deaths or in serious illness, or that may pose a present or potential hazard to human health. As such, if a proposed project would not exacerbate pre-existing hazards (e.g., TAC health risks) then an analysis of those hazards and the proposed project's effect on increasing those hazards is not required.

The proposed Project is a residential project and will not be a source of toxic air contaminants. The Project site is currently vacant land that does not contain any operational land uses that emit toxic air contaminants. However, as the Project is locating sensitive receptors in proximity to freeway-related Diesel Particulate Matter (DPM) sources, an HRA was conducted.

A health risk assessment requires the completion and interaction of four general steps:

1. Quantify project-generated TAC emissions.
2. Identify nearby ground-level receptor locations that may be affected by the emissions (including any special sensitive receptor locations such as residences, schools, hospitals, convalescent homes, and daycare centers).
3. Perform air dispersion modeling analyses to estimate ambient pollutant concentrations at each receptor location using project TAC emissions and representative meteorological data to define the transport and dispersion of those emissions in the atmosphere.
4. Characterize and compare the calculated health risks with the applicable health risk significance thresholds.

The ARB Air Quality and Land Use Handbook (ARB Handbook) provides an advisory recommendation to avoid the locating of new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. The Project's proposed residential uses are within approximately 130 feet of the I-15 Freeway.

The California Department of Transportation traffic counts show 2015 average daily trip (ADTs) numbers of 132,000, at the segment of Temescal Canyon Road, with a total of 12,285 of those vehicles being trucks.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to the technical nature of the information contained in an HRA, please refer to Section VIII (Diesel Emissions Health Risk Assessment pp. 61-73 of the AQ/GHG/HRA) for a detailed discussion of *Estimate of Emission Factors, Emission Source Characterization* (Receptor Network, and Dispersion Modeling). The estimation of health cancer and non-cancer risks are discussed below.

Cancer Risks

Model run results are shown on **Figure 6-1, Modeled Project Area Annual DPM Emissions.**

According to the AQ/GHG/HRA, receptors closest to the freeway (Receptors 1 and 2 of **Table 6-1**, above) would experience the highest levels of freeway-related diesel emissions, resulting in a cancer risk of 7.01 and 7.62 per million people respectively.

As the site is exposed to cancer health risks less than 10 in 1 million, it is concluded that, the Project site not significantly impacted by TAC. No mitigation is required

Non-Cancer Risks

The Office of Environmental Health Hazard Assessment, as protective for the respiratory system, has established a non-carcinogenic hazards to residential and concentration Hazard Index. The Project Index number is 0.026. The criterion for significance is a Hazard Index increase of 1.0 or greater. Therefore, the proposed Project would have a less than significant impact due to the non cancer risk from diesel emissions from the adjacent freeway traffic. No mitigation is required.

- c) *Would the Project 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)?*

Less Than Significant Impact

“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). As shown in the analysis in response to Section 6.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not 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). No mitigation is required.

- d) *Would the Project expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions?*

Less Than Significant Impact

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include

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children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD, in its Localized Significance Threshold Methodology (SCAQMD 2008a, page 3-2), considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools (etc.).

The nearest sensitive receptors in the Project vicinity are the single family detached residential dwelling units located adjacent to the west and north of the Project site. Impacts were analyzed at a distance of 25 meters in order to demonstrate that the Project will comply with the most stringent localized thresholds.

As shown in the analysis in response to Section 6.b, above, local and regional Project construction and operational impacts are less than significant. Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions. No mitigation is required.

- e) *Would the Project involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?*

Less Than Significant Impact

According to the CARB Air Quality and Land Use Handbook: A Community Health perspective (2005), sources of dust are also common sources of air pollution related complaints. Operations that can result in dust problems are rock crushing, gravel production, stone quarrying, and mining operations. A common source of complaints is the dust and noise associated with blasting that may be part of these operations. Besides the health impacts of dust as particulate matter, thick dust also impairs visibility, aesthetic values, and can soil homes and automobiles. Local air districts typically have rules for regulating dust sources in their jurisdictions, but dust sources can still be a concern. Therefore, separation of these facilities from residential and other new sensitive land uses should be considered. The following surface mining companies are located at 24980 Maitri Road, in the City of Corona: CEMEX Construction Materials Pacific LLC (SCAQMD Facility ID 43856), C.L. Pharris Trucking Inc. (SCAQMD Facility ID 29596), and Mayhew Aggregates and Mine Reclamation (SCAQMD Facility ID 166118). The closest area of activity to the Project site is located at the CEMEX portion of the facility and is located approximately 623 feet from the closest proposed residential uses. According to the SCAQMD Facility Information Detail (FIND) database, there are no emissions related permit violations on record for any of the aforementioned companies. There is no emissions data available for either CEMEX or C.L. Pharris Trucking; however, the emissions data for Mayhew show that they emitted: 7.915 tons per year of PM and 0.001 tons per year VOC in 2014, 0.946 tons per year of PM and 0.001 tons per year VOC in 2015, and 4.758 tons per year of PM and 0.001 tons per year VOC in 2016. Therefore, Mayhew’s daily PM emissions could range between 5.2 lbs. to 45 lbs. per day, both of which are well under the CEQA daily maximum operational thresholds of 150 lbs. per day for PM₁₀ and 55 lbs. per day for PM_{2.5}. There are no records of any permit violations and excessive emissions of PM sources from quarry related activities are not anticipated.

These uses are separated by well over 500 feet from the closest Project related sensitive receptor; therefore, the quarry related PM emissions are considered to be both too low (meet their permit requirements) to cause any potential health impacts and occur too far from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed residential uses for future Project related sensitive receptors to be impacted by existing quarry related activities.

Please reference the discussion in Section 6.b, above, as it related to DPM emissions from I-15.

Therefore, the potential for TAC related impacts from quarry activities and DPM emissions from I-15 are considered to be less than significant. No mitigation is required.

f) *Would the Project create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact

Heavy-duty equipment in the Project area during construction will emit odors. Closest residence is located immediately to the west of the Project site (approximately 15 feet). The Project is required to comply with Rule 402 during construction. Rule 402 requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the construction phase of the proposed Project. While the Project may create objectionable odors during construction, these are of short-duration, and will cease once the construction phase of development is completed.

Over the long-term a portion of the future residential activities that typically do not include activities that generate substantial odors. Residential odors from vehicles and activities such as outdoor barbecues are common components of the overall residential experience and do not pose a significant odor exposure for future residents. Based on this information, any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

BIOLOGICAL RESOURCES. Would the Project:

7. Wildlife & Vegetation.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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(s): *Temescal Canyon Residential Development Biological Resources Assessment*, prepared by ESA PCR, November 2016 (**Appendix C1, 2016 BRA**); *BUOW Habitat Assessment*, prepared by PCR Services Corporation, August 31, 2015 (**Appendix C2**); Ordinance No. 810.2 (An Ordinance of the County of Riverside to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); and Ordinance No. 559 (An Ordinance of the County of Riverside Regulating the Removal of Trees).

Findings of Fact:

- a) *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?*

Less than Significant with Mitigation Incorporated

The Project study area is within the MSHCP and requires payment of the Local Development Mitigation Fee and compliance with requirements of the MSHCP, including the Burrowing Owl Survey Area guidelines (Section 6.3.2 of the MSHCP) and the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools (Section 6.1.2 of the MSHCP). Although the Project study area is within the survey overlays for Criteria Area Species and Narrow Endemic Plant Species, the Project study area does not support these target plant species based on the lack of suitable habitat or negative focused surveys. The Project study area is not within the survey overlays for Amphibian Species or Mammal Species (Section 6.3.2 of the MSHCP).

Although the Project study area resides in the northwestern corner of Cell 3348 and southwestern corner of Cell 3245, the study area is not within the proposed Extension of Existing Core 2.

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The Project study area is within MSHCP Criteria Cell 3245 of Cell Group H (0.14 acres) and Cell 3348 of Cell Group I (14.39 acres) in the Temescal Wash West Sub Unit (SU3) of the Temescal Canyon Area Plan (Figure 5). These cells are associated with proposed Extension of Existing Core 2 (Lake Mathews/Estelle Mountain Extension) to the east of the I-15, which serves to preserve high quality habitat along the border of Existing Core 2. The remaining 0.26 acre is not within any MSHCP criteria cells. Although the Project study area resides in the northwestern corner of Cell 3348 and southwestern corner of Cell 3245, the Project study area is not within the proposed Extension of Existing Core 2.

The Project underwent the HANS Process in July 2010 based on the previously proposed Temescal Canyon Business Park project and it was determined by the County of Riverside EPD that the study area is not needed for inclusion into the MSHCP Conservation Area (see Appendix E of the *BRA*). However, due to the proximity of the Project study area to the proposed Extension of Existing Core 2, implementation of the Project may indirectly affect the proposed off-site MSHCP Conservation Area through implementation of the Project. Therefore, the Project will be required to comply with measures related to drainage, toxics, invasives, lighting, noise, and barriers outlined in Section 6.1.4 of the MSHCP. Since the Project study area does not directly abut the proposed off-site MSHCP Conservation Area, the grading/land development measure is not applicable.

Project compliance with the MSHCP pertaining to Burrowing Owl, Riparian/Riverine, and Urban/Wildlands Interface requirements for drainage, toxics and invasives are summarized below:

- The Project study area is within the Burrowing Owl Survey Area of the MSHCP. Habitat assessments and focused burrow surveys were conducted on the Project study area. No suitable burrows for burrowing owl were observed on the Project study area and therefore focused burrowing owl surveys were not conducted, in accordance with survey protocol. In accordance with the County of Riverside's Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future. These are mitigation and are not considered unique mitigation under CEQA. With conducting of the survey, any impacts will remain less than significant. No additional mitigation is required.
- Drainage Complex A and Drainage B on the Project study area meet the definition of Riparian/Riverine Areas pursuant to the MSHCP. The Project would result in permanent impacts to 0.108 acre of Riparian/Riverine Areas, including 0.086 acre within Drainage Complex A and 0.022 acre within Drainage B. Temporary impacts would occur to 0.046 acre of Riparian/Riverine Areas, including 0.009 acre within Drainage Complex A and 0.037 acre within Drainage B. The permanent impacts are equivalent to 9 percent of the existing 1.154 acres of Riparian/Riverine Areas. Reference **Table 7-1, Existing and Proposed Impacts to Plant Communities**, below. In order to mitigate these impacts **Mitigation Measure BIO-1**, below, shall be implemented, which requires that prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. Within incorporation of mitigation, impacts will be reduced to a less than significant level.
- The biological function and value of the Riparian/Riverine Areas within Drainage Complex A and Drainage B include the transport of water, which is limited based on the ephemeral flows of the drainage and lack of upstream connectivity, and the associated native riparian and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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non-native species that provide potential resources for Riparian/Riverine wildlife species. Drainage Complex A is considered of limited function and value due to the presence of developed and disturbed areas intermixed with native habitat patches and significant disturbance of the upstream watershed. Although Drainage B supports sparse patches of native riparian vegetation, its function and value is also limited due to its isolated nature, small acreage, and lack of upstream connectivity. Other types of aquatic features that could provide suitable habitat for Riparian/Riverine species, such as fairy shrimp, are not present within the study area (i.e. vernal pools, swales, vernal pool-like ephemeral ponds, seasonal ponds, stock ponds, or other human-modified depressions such as tire ruts, etc.). Impacts to Riparian/Riverine Areas would be potentially significant based on requirements of the MSHCP. According to Section 6.1.2 of the MSHCP, if an avoidance alternative is not feasible, a DBESP shall be made by the Applicant to ensure the replacement of any lost functions and values of habitat as it relates to MSHCP Covered Species. Compliance with Section 6.1.2 of the MSHCP already demonstrated in the DBESP report for the previously approved Temescal Canyon Business Park project will be considered adequate, provided that impacts and proposed compensatory mitigation for impacts to the Riparian/Riverine Areas required to construct the Temescal Canyon Residential Development remain equivalent with those analyzed in the approved DBESP.

- Since the Project study area is adjacent to, but not within, the proposed Extension of Existing Core 2, the Project has the potential to indirectly affect the proposed off-site MSHCP Conservation Area. As such, measures pertaining to drainage, toxics, invasives, lighting, noise, and barriers outlined in Section 6.1.4 of the MSHCP are recommended to ensure the Project does not indirectly impact the proposed off-site MSHCP Conservation Area. Compliance with measures outlined below will minimize the Project’s potential indirect effect on the adjacent proposed off-site MSHCP Conservation Area.
 - **Drainage/Toxics/Invasives:** The Project has the potential to affect the quantity and quality of water in downstream MSHCP Conservation Areas or Riparian/Riverine areas via Drainage Complex A and B through runoff generated by the development and transport of invasive, non-native plants species from project landscaping. Since the Project will be required to comply with flood and water quality standards, no indirect effects from the quantity and quality of run-off will occur to downstream areas. At minimum, no invasive, non-native plant species listed in Tables 6-2 of the MSHCP, Plants That Should Be Avoided Adjacent to the MSHCP Conservation Area, will be utilized in the landscape plans.
 - **Lighting:** The Project has been designed to minimize night lighting while remaining compliant with Section 22 of Riverside County Ordinance 461 related to street lighting. Any necessary lighting will be shielded or directed away from the proposed off-site MSHCP Conservation Areas to protect species from direct night lighting.
 - **Noise:** Short-term construction-related noise impacts will be reduced by the implementation of a number of measures including the following:
 - During all excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards to reduce construction equipment noise to the maximum extent possible. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the off-site nearest the study area.
 - The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project study area during all project construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- All construction work shall occur during the daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by the City.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass through sensitive land uses or residential dwellings.
- **Barriers:** Permanent fencing should be placed around the avoided Riparian/Riverine Areas on the Project study area to provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping within the proposed off-site MSHCP Conservation Area. The fence should have a minimum height of three feet at its shortest point and fence posts should be no more than five feet apart. The fence should be designed such that sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height.

These are standard requirements of the MSHCP, and are not considered unique mitigation under CEQA.

With incorporation of standard requirements of the MSHCP, and **Mitigation Measure BIO-1**, the Project will not conflict with the provisions of the MSHCP. Impacts will remain less than significant.

b) *Would the Project 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)?*

1. Sensitive Plant Communities

Less Than Significant Impact

The study area supports six plant communities dominated by native species totaling 3.64 acres, including mule fat scrub (0.11 acre), Riversidean sage scrub (1.62 acres), Riversidean sage scrub/ruderal (1.48 acres), scalebroom scrub (0.26 acre), scalebroom scrub/ruderal (0.11 acre), and southern willow scrub (0.06 acre), as summarized in **Table 7-1, Existing and Proposed Impacts to Plant Communities**, below and as shown on **Figure 7-1, Plant Communities**.

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

**Table 7-1
Existing and Proposed Impacts to Plant Communities ^a**

Plant Communities	Existing (acres)	Permanent Impacts (acres)	Temporary Impacts (acres)
Mule Fat Scrub	0.11	0.03	0.02
Riversidean Sage Scrub	1.62	0.47	0.02
Riversidean Sage Scrub/Ruderal	1.48	0.07	0.02
Scalebroom Scrub ^a	0.26	0.15	0.02
Scalebroom Scrub/Ruderal ^a	0.11	0.11	0.00
Southern Willow Scrub	0.06	0.02	0.02
River Wash/Riversidean Sage Scrub	0.68	1.45	0.06
River Wash/Ruderal	0.19	0.58	0.04
Ruderal	0.66	0.07	0.01
Ruderal/Riversidean Sage Scrub	0.13	0.00	0.00
Disturbed	9.64	9.02	0.52
Developed	0.28	0.05	0.02
Total	15.22	12.02	0.75

Source: Table 8 of *BRA* (Appendix C1).

A On-site and off-site plant community acreages are combined, where applicable.

B These communities are high priority [for conservation] vegetation communities denoted on the CDFW "List of California Terrestrial Natural Communities".

Permanent impacts are proposed to 12.02 acres, which includes 0.85 acre of native plant communities and 11.17 acres of non-native/disturbed vegetation, sparsely vegetated river wash, and developed areas, as shown in **Figure 7-2, Impacts to Plant Communities**. In addition to permanent impacts, the Project proposes 0.75 acre (0.10 acre of native vegetation and 0.65 acre of non-native/disturbed vegetation, sparsely vegetated river wash, and developed areas) of temporary impacts.

Two of the six native plant communities are considered sensitive habitats (high priority for inventory) by CDFW, namely scalebroom scrub and scalebroom scrub/ruderal. These two sensitive communities total 0.37 acre on the Project study area. The remaining four native communities are not considered sensitive habitats. A total of 0.26 acre of permanent impacts and 0.02 acre of temporary impacts are proposed to scalebroom scrub and scalebroom scrub/ruderal, as summarized in **Table 7-1**, above. A total of 0.09 acre of sensitive communities would be completely avoided.

The Project will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810. These are standard fees and are not considered unique mitigation under CEQA.

The Project will also be required to comply with required guidelines in the MSHCP (compliance with Section 6.1.2 of the MSHCP pertaining to Riparian/Riverine Areas), implementation of drainage, toxics and non-native species guidelines pertaining to the Urban/Wildlands Interface

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in Section 6.1.4 of the MSHCP, and compliance with Section 6.3.2 of the MSHCP pertaining to Burrowing Owl Survey Area requirements.

Compliance with Section 6.1.2 of the MSHCP already demonstrated through the approved Determination of Biologically Equivalent or Superior Preservation (DBESP) report for the previously approved Temescal Canyon Business Park Project (Appendix F of the *BRA*) will be considered adequate, provided that impacts and proposed compensatory mitigation for impacts to the Riparian/Riverine Areas required to construct the Temescal Canyon Residential Development remain equivalent with those analyzed in the approved DBESP.

2. CDFW Jurisdiction

Less Than Significant Impact with Mitigation Incorporated

The Project study areas support drainages that are considered CDFW jurisdictional streambeds pursuant to Section 1602 of the California Fish and Game Code and are proposed for impacts. Drainage Complex A and Drainage B (reference **Figure 7-3, Jurisdictional Features and MSHCP Riparian/Riverine Areas**), are all jurisdictional, of which permanent impacts are proposed to Drainage Complex A and Drainage B totaling 0.108 acre of permanent impacts. Existing and impact acreages are summarized in **Table 7-2, Impacts to CDFW Jurisdictional Features and MSHCP Riparian/Riverine Areas**. The permanent impacts total approximately 9 percent of the total 1.154 acres of CDFW jurisdiction identified within Project study area. In addition to permanent impacts, the Project proposes 0.046 acre of temporary impacts to CDFW jurisdiction, which will be restored to pre-Project conditions following completion of construction.

**Table 7-2
Impacts to CDFG Jurisdictional Features and MSHCP Riparian/Riverine Areas^a**

Drainage (Study Area)	Permanent Impacts (acres)	Temporary Impacts (acres)
A	0.063	0.006
A1	0.000	0.000
A2	0.005	0.000
A3	0.010	0.001
A4	0.008	0.002
Complex A Subtotal	0.086	0.009
B	0.022	0.037
Total	0.108	0.046

Source: Table 9 of *BRA* (Appendix C1).

A MSHCP Riparian/Riverine Areas are presumed equivalent to CDFW jurisdiction.

In order to mitigate these impacts **Mitigation Measure BIO-1**, below, shall be implemented, which requires that prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project applicant shall obtain regulatory permits

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from the USACE, RWQCB, and CDFW. Within incorporation of mitigation, impacts will be reduced to a less than significant level.

c) *Would the Project 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 Wildlife or U. S. Wildlife Service?*

1. Special-Status Plant Species

No Impact

Development of the Project site would result in the direct removal of numerous common plant species. A list of plant species observed within the study area is included in Appendix A of the *BRA*. Common plant species present within the Project study area occur in large numbers throughout the region and their removal does not meet any significance thresholds. Therefore, impacts to common plant species would not be considered a significant impact. No mitigation is required.

A total of 42 plant species (of the 59 species identified as occurring in the vicinity of the Project study area in available databases) are not expected to occur within the Project study area due to the lack of suitable habitat or because the Project study area is outside the known distribution or elevation range for the species. These species are listed in Appendix B of the *BRA*.

The remaining 17 plant species were determined to have a potential to occur on the Project study area; however, 16 of these species are not expected to occur since focused surveys were negative. One CNPS-ranked plant species was observed on the study area, namely paniculate tarplant. Approximately 75 paniculate tarplant individuals were observed on the southeast-facing slope near the eastern study area boundary. However, this species is a Rank 4.2 species and is therefore not considered special-status. Rank 4 species are considered watch list species that have a limited distribution while species with a threat rank of .2 are considered fairly threatened in California with 20 to 80 percent occurrences threatened or are experiencing a moderate degree of threat. Based on this information, no impacts to special-status plant species would occur as a result of implementation of the Project. No mitigation is required.

2. Special-Status Wildlife Species

Less Than Significant Impact

Development of the Project would result in the disruption and removal of habitat and the loss and displacement of common wildlife species. A list of wildlife species observed within the study area is included in Appendix A of the *BRA*. Due to the limited amount of native habitat to be removed (0.85 acre) and the level of existing disturbance from human activity within the vicinity (e.g., nearby development), these impacts would not be expected to reduce the general wildlife populations below self-sustaining levels within the region and impacts to common wildlife species do not meet significance thresholds. Therefore, impacts to common wildlife species would not be considered a significant impact. No mitigation is required.

A total of 26 special-status wildlife species, of the 43 species identified as occurring in the Project vicinity in available databases, are not considered to have a potential to occur within the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project study area due to the lack of suitable habitat or because the site is outside the known distribution range for the species. These species are listed in Appendix C of the *BRA*. Since these species are not expected to be present on the Project study area, no impacts would occur as a result of Project development. No mitigation is required.

The remaining 17 special-status wildlife species were determined to have a potential to occur on the Project study area. Of these species, habitat assessments and focused burrow surveys were conducted for burrowing owl, which is conditionally covered by the MSHCP. Of the remaining 16 potential special-status wildlife species, 12 species are covered by the MSHCP with no survey or conservation requirements for the Project.

The Project will be required to pay the applicable MSHCP Mitigation Fees pursuant to Ordinance No. 810. These are standard fees and are not considered unique mitigation under CEQA. With payment of these fees, any impacts will remain less than significant. No mitigation is required.

The Project study area is just outside and to the west of the SKR HCP fee for the Stephens' kangaroo rat. Therefore, payment of SKR Mitigation Fees pursuant to Ordinance No. 633 are not applicable.

The remaining four species are not covered by the MSHCP, including coast patched-nosed snake, southern grasshopper mouse, pallid bat, and western mastiff bat. These species are listed as Species of Special Concern (SSC) by California Department of Fish and Wildlife, and do not carry a federal or state listing as threatened or endangered. These species are considered to have a low to moderate potential to occur on the study area based on the limited habitat and/or quality of the habitat, and no significant impacts are anticipated to these species. The above four species were not considered for coverage under the MSHCP, indicating that regionally significant populations of these species do not exist within the MSHCP boundaries. Based on the above discussion, the Project study area is not capable of supporting large populations of these species and a loss of a few individuals, if present, would not expect to reduce regional population numbers. Therefore, any impacts to these species would be less than significant. No mitigation is required.

f. Burrowing Owl

Less Than Significant Impact

The Project study area supports potentially suitable burrowing owl (SSC) habitat, but does not support suitable burrows. Although the Project study area does not currently support burrows suitable for burrowing owl, a pre-construction survey is required in compliance with the MSHCP since site conditions may change in the future prior to ground disturbance. In accordance with the County of Riverside's Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area, a pre-construction survey for burrowing owl is required within 30 days prior to ground disturbance to avoid potential direct take of burrowing owls in the future. These are standard requirements and are not considered unique mitigation under CEQA. With conducting of the survey, any impacts will remain less than significant. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) *Would the Project 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?*

1. Wildlife Movement

Less than Significant Impact

The Project study area supports potential live-in and movement habitat for species on a local scale (i.e., some limited live-in and at least marginal movement habitat for reptile, bird, and mammal species), but it likely provides little to no function to facilitate wildlife movement for wildlife species on a regional scale, and is not identified as a regionally important dispersal or seasonal migration corridor. Movement on a local scale likely occurs with species adapted to urban environments due to the development and disturbances in the vicinity of the study area. Although implementation of the Project would result in disturbances to local wildlife movement within the Project study area, those species adapted to urban areas would be expected to persist on-site following construction, particularly within the open space areas. Based on this information, impacts would be less than significant. Since the Project study area does not function as a regional wildlife corridor and is not known to support wildlife nursery area(s), no impacts would occur and no mitigation measures would be required.

2. Migratory Species

Less than Significant Impact with Mitigation Incorporated

The Project site supports potential nesting and foraging habitat for migratory birds, in addition to potential foraging habitat for raptors. Based on the limited areas of native habitat that will be removed (0.85 acre) and disturbed nature of the site from ongoing weed abatement activities, the quality of foraging habitat is considered to be low. Higher quality foraging habitat is considered to occur in less developed areas with larger expanses of open space. The loss of a relatively small acreage of low quality foraging habitat as a result of the Project would not be expected to impact the foraging of these species. Therefore, impacts to foraging habitat would be considered less than significant. No mitigation is required.

The Project study area has the potential to support songbird and raptor nests due to the presence of shrubs, ground cover, and limited trees on-site. Nesting activity typically occurs from February 15 to August 31. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. As such direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) is considered a potentially significant impact. Compliance with the standard condition to implement the Migratory Bird Treaty Act requirements, below, would reduce impacts to a less than significant level.

Prior to the issuance of any grading permit that would remove potentially suitable nesting habitat for raptors or songbirds, the Project applicant shall demonstrate to the satisfaction of the Environmental Programs Department that either of the following have been or will be accomplished:

- i. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- raptors) to avoid potential impacts to nesting birds.
- ii. Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) will require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected a buffer of 300 feet (500 feet for raptors) around the nest adjacent to construction will be delineated, flagged, and avoided until the nesting cycle is complete. The buffer may be modified and/or other recommendations proposed as determined appropriate by the biological monitor to minimize impacts.

e) *Would the Project 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 Wildlife or U. S. Fish and Wildlife Service?*

Less than Significant Impact with Mitigation Incorporated

The Project study area does not support wetlands as defined by Section 404 of the Clean Water Act. However, the Project study area does support USACE/RWQCB ephemeral non-wetland jurisdictional streambeds regulated under Sections 404/401 of the Clean Water Act (CWA) that are proposed for impacts. Drainage Complex A and Drainage B are considered jurisdictional “waters of the U.S.” of which permanent impacts are proposed to 0.018 acre. Existing and permanent impact acreages are summarized in **Table 7-3, Impacts to USACE/RWQCB Jurisdictional Features.**

**Table 7-3
Impacts to USACE/RWQCB Jurisdictional Features**

Drainage (Study Area)	Permanent Impacts		Temporary Impacts	
	Length (ft)	Area (acres)	Length (ft)	Area (acres)
A	105	0.010	10	0.001
A1	1	0.000	0	0.000
A2	67	0.005	0	0.000
A3	47	0.002	5	>0.001
A4	46	0.001	9	>0.001
Complex A Subtotal	266	0.018	24	0.003
B	0	0.000	22	0.001
Total	266	0.018	46	0.004

Source: Table 10 of BRA (Appendix C1).

The permanent impacts total 7 percent of the total 0.243 acre of USACE/RWQCB jurisdiction. In addition to permanent impacts, the Project proposes 0.004 acre of temporary impacts to USACE/RWQCB jurisdiction, which will be restored to pre-project conditions following completion of construction.

In order to mitigate these impacts **Mitigation Measure BIO-1**, below, shall be implemented, which requires that prior to the issuance of any grading permit for permanent impacts in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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areas designated as jurisdictional features, the Project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. Within incorporation of mitigation, impacts will be reduced to a less than significant level.

- f) *Would the Project 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?*

Less than Significant Impact with Mitigation Incorporated

Reference the discussion in Section 7.e, above.

The permanent impacts total 7 percent of the total 0.243 acre of USACE/RWQCB jurisdiction. In addition to permanent impacts, the Project proposes 0.004 acre of temporary impacts to USACE/RWQCB jurisdiction, which will be restored to pre-project conditions following completion of construction.

In order to mitigate these impacts **Mitigation Measure BIO-1**, below, shall be implemented, which requires that prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the Project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. Within incorporation of mitigation, impacts will be reduced to a less than significant level.

- g) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact

There are two areas of oak trees along the Temescal Canyon Road frontage, as shown on Figure 10, *Plant Communities*. These trees shall be removed to accommodate the expansion of Temescal Canyon Road to its ultimate General Plan roadway with of 118'. The County's Oak Tree Management Guidelines are intended to address the treatment of oak woodlands in areas where zoning and/or general plan density restrictions will allow the effective use of clustering. The oak trees occupy approximately 0.03 acres. The Project site is approximately 14.8 acres. The oaks represent approximately 0.2 acres of the Project site. The number of oak trees would not constitute an "oak woodlands." Therefore, the provisions of the County's Oak Tree Management Guidelines are not applicable. The provisions of Ordinance No. 559 would not apply since the Project site is not above 5,000 feet in elevation.

Therefore, implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are anticipated. No mitigation is required.

Mitigation:

- BIO-1** **Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features, the project applicant shall obtain regulatory permits from the USACE, RWQCB, and CDFW. The following shall be incorporated into the permitting, subject to approval by the regulatory agencies:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i. On-site or off-site enhancement, restoration, and/or creation of USACE/RWQCB jurisdictional “waters of the U.S.” within the Santa Ana watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. Compensatory mitigation credits previously purchased to satisfy equivalent impacts proposed by the prior approved Temescal Canyon Business Park project in 2012 should be considered adequate subject to concurrence by the resource agencies as part of subsequent regulatory permitting for the proposed Temescal Canyon Residential Development.
- ii. On-site or off-site enhancement, restoration, and/or creation of CDFW jurisdictional streambed within the Santa Ana watershed at a ratio no less than 1:1 or within an adjacent watershed at a ratio no less than 2:1 for permanent impacts, and for any temporary impacts to restore the impact area to pre-project conditions (i.e. pre-project contours). Off-site mitigation may occur on land acquired for the purpose of in-perpetuity preservation as approved by the resource agencies, or through the purchase of mitigation credits at a resource agency-approved off-site mitigation bank or in-lieu fee program. Compensatory mitigation credits previously purchased to satisfy equivalent impacts proposed by the prior approved Temescal Canyon Business Park project in 2012 should be considered adequate subject to concurrence by the resource agencies as part of subsequent regulatory permitting for the proposed Temescal Canyon Residential Development.

Should the resource agencies as part of regulatory permitting determine that additional mitigation credits beyond those purchased in 2012 for equivalent impacts proposed as part of the previously approved project and regulatory permits for the Temescal Canyon Business Park are required, purchase of any additional mitigation credits through an agency-approved mitigation bank or in-lieu fee program should occur prior to any impacts to jurisdictional drainages. Any mitigation proposed on land acquired for the purpose of in-perpetuity mitigation that is not part of an agency-approved mitigation bank or in-lieu fee program shall include the enhancement, restoration, and/or creation of similar streambed habitat pursuant to a resource agency-approved Habitat Mitigation and Monitoring Plan (HMMP). The HMMP shall be prepared prior to any impacts to jurisdictional features, and shall provide details as to the implementation of the mitigation, maintenance, and future monitoring of mitigation areas. The goal of the mitigation shall be to enhance, restore, and/or create similar habitat with equal or greater function and value than the impacted habitat.

Monitoring: The Environmental Programs Department shall ensure that regulatory permits from the USACE, RWQCB, and CDFW are obtained prior to the issuance of a grading permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES. Would the Project:				
8. Historic Resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): *Temescal Canyon Residential Project Phase I and II Cultural Resources Assessment*, prepared by ESA PCR, November 2016 (**Appendix D1**, 2016 CRA).

Findings of Fact:

a) *Would the Project alter or destroy an historic site?*

Less Than Significant Impact with Mitigation Incorporated

No known built environment resources were identified from a records search; however, three previously unrecorded built environment resources (Temescal-Road-1, Temescal-Culvert-1 and Temescal-Culvert-2) have been identified during site reconnaissance. Temescal-Road-1 is a segment of Temescal Canyon Road that follows the original alignment of the former Corona-Elsinore Road/Highway 71. The resource is recommended eligible for listing in the California Register and qualifies as a Riverside County Landmark for its significant contribution to the settlement and development of the City of Lake Elsinore and the larger Temescal Valley, for its association with the original County of Riverside Highway System developed between 1914 to the 1930s post-incorporation, for its association with prominent Riverside County road engineer and surveyor Alexander C. Fulmor, and for its function as the main thoroughfare through the Temescal Valley for over 50 years. The Design of the Temescal-Road-1 would be partially retained, but the width of Temescal Canyon Road would be expanded as part of the proposed Project. A new sidewalk, trail, and crossing would be added. These roadway/right-of-way improvements are requirements mandated under the General Plan Circulation Element for Temescal Canyon Road (Major Arterial).

The two culvert resources (Temescal-Culvert-1 and -2) are located in the road bed of Temescal-Road-1 and convey flows underneath Temescal Canyon Road from one side to the other. The culverts are in a current state of disrepair and have outlived their functionality and utility. To accommodate the Temescal Canyon Road widening, the culverts will be extended under the roadway, and new culverts would have an earthen bottom and would not detract or diminish the overall integrity of Temescal-Road-1. The Design of the existing culverts does not substantially contribute to the significance of the road and their alteration would not adversely affect integrity of Location, Setting, Feeling or Association. The materials and workmanship of the existing culverts marginally contribute to the eligibility of the road because they indicate the construction methods and period of significance of the road, but the materials and workmanship of the road itself are already changed by later re-paving, so the culvert replacement work would not adversely affect the eligibility of the Temescal-Road-1.

The Proposed Project would marginally impact the Design, Setting (the general rural, natural, and open character of the associated landscape along the road), and Feeling (the historic character as a two-lane winding highway through a natural and open valley floor landscape) of Temescal-Road-1 as the width of Temescal Canyon Road would be expanded and new uses

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including a sidewalk, trail, retaining wall, and crossing would be added. As a result, the Proposed Project would cause a substantial adverse change to the significance of a historical resource. **Mitigation Measures CUL-1 and CUL-2**, below, are provided to reduce these significant impacts to Temescal-Road-1 to a less than significant level.

b) *Would the Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?*

Less Than Significant Impact with Mitigation Incorporated

Please reference the discussion in Section 8.a, above. The Proposed Project would cause a substantial adverse change to the significance of a historical resource. **Mitigation Measures CUL-1 and CUL-2**, below, are provided to reduce these significant impacts to Temescal-Road-1 to a less than significant level.

Mitigation:

CUL-1: Prior to any ground disturbance that may affect Temescal-Road-1, Temescal-Culvert-1 and -2, the Project applicant shall retain a qualified architectural historian or archaeologist to photograph representative sections of Temescal-Road-1, to measure the pavement width, and to photograph and prepare measured drawings of both culverts (Temescal-Culvert-1 and -2). The documentation shall be submitted to be archived at the Riverside County Planning Department and the Eastern Information Center, prior to the issuance of a grading permit.

CUL-2: Prior to the first occupancy, the Project applicant shall install an interpretive sign on the planned trail that depicts the old road with photos, drawings, and includes a brief narrative on the road’s history and importance. The design plans for the sign shall be reviewed by the Planning Department prior to its installation.

Monitoring: The Planning Department shall ensure that photographs of Temescal-Road-1, Temescal-Culvert-1 and -2 are taken, submitted and archived. The Planning Department shall review signage design and ensure that installation occurs prior to the first occupancy.

9. Archaeological Resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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(s): *Temescal Canyon Residential Project Phase I and II Cultural Resources Assessment*, prepared by ESA PCR, November 2016 (**Appendix D1, 2016 CRA**); and Project Conditions of Approval.

Findings of Fact:

a) *Would the Project alter or destroy an archaeological site?*

Less Than Significant Impact with Mitigation Incorporated

One prehistoric archaeological site (CA-RIV-630) was previously recorded within the Project Site; however, the pedestrian survey failed to identify the existence of CA-RIV-630. It was concluded that it is likely that it has been displaced (possibly by the construction of I-15) or buried, was mapped incorrectly, or early researchers mistakenly identified natural rocks as cultural artifacts.

No known prehistoric or historic period archaeological resources were identified on the surface of the Project site. Given that there are 14 historic/prehistoric archaeological resources in the vicinity of the Project Site, including a known Native American village that is supported by historic documentation research, ethnohistoric accounts, Native American oral history, and archaeological investigations that are discussed in this report; the favorable natural conditions (e.g., Temescal Creek, native vegetation communities, hot sulfur springs, cold water springs and creeks) that would have attracted prehistoric and historic inhabitants to the Project Site; the identification of Leandro Serrano’s first residence nearby; and the presence of Old Temescal Road (CHL No. 638) nearby, there is a high potential to encounter previously unknown archaeological resources during implementation of the Proposed Project.

As a result, the overall sensitivity of the Project Site with respect to buried archaeological resources is high. **Mitigation Measures CUL-3 through CUL-6**), below, shall be implemented in order to reduce potentially significant impacts to previously unknown archaeological resources (that are unexpectedly discovered during Project implementation) to a less than significant level.

b) *Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?*

Less Than Significant Impact with Mitigation Incorporated

Please reference the discussion in Section 9.a, above. The Proposed Project would cause a substantial adverse change to the significance of a historical resource. **Mitigation Measures CUL-3 through CUL-6**, below, are provided to reduce these significant impacts to Temescal-Road-1 to a less than significant level.

c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project implementation will require excavation on previously disturbed sites in an area that was occupied during the prehistoric and historic period. Due to historic human presence and activity in the area, the potential for buried human remains to be disturbed is considered minimal. However, if human remains are encountered during construction, all work shall cease and the Riverside County Coroner's Office shall be contacted pursuant to procedures set forth in Section 7050.5 of the Health and Safety Code. The County shall follow the recommendations of the Riverside County Coroner's Office and document the subsequent management of the remains in the Project file. Further, if the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted and shall identify the "most likely descendant". Their treatment will comply with procedures consistent with Public Resources Code Sec. 5097.98 et al. This is addressed in Condition of Approval 10.PLANNING 002 for TR 37153. Because these are mandatory measures, it is not considered unique mitigation under CEQA. Any impacts are considered less than significant. No mitigation is required.

d) *Would the Project restrict existing religious or sacred uses within the potential impact area?*

Less Than Significant Impact with Mitigation Incorporated

No religious or sacred uses were identified within the Project site. However, the overall sensitivity of the Project Site with respect to buried archaeological resources (which could have included *existing religious or sacred uses*) is high. **Mitigation Measures CUL-3 through CUL-6**, below, shall be implemented in order to reduce potentially significant impacts to previously unknown archaeological resources (that are unexpectedly discovered during Project implementation) to a less than significant level.

Mitigation Measures:

CUL-3: Prior to the issuance of grading permits, developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resources 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 Native America monitors. A sign-in sheet for attendees of this training shall be include 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, etc. The Project Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow for 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 conditional of approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CUL-4 The Project applicant shall retain a Native American Monitor who shall be present during construction excavations (e.g., grading, trenching, or clearing/grubbing) associated with the proposed Project.

CUL-5: In the event that archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist. The Applicant shall coordinate with the County Archaeologist and the Native American monitor (if the resources are prehistoric in origin) to develop an appropriate treatment plan for the resources. If avoidance and/or preservation is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The Project applicant, in consultation with the County Archaeologist, shall designate a final repository to curate any archaeological material that is recovered from the Project.

CUL-6: The archaeological monitor shall prepare a final Phase IV Monitoring Report at the conclusion of archaeological monitoring that shall meet the County guidelines for Phase IV reports. The report shall be submitted by the Applicant to the County, the Eastern Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures. The report shall include a description of resources unearthed, if any, treatment of the resources, and evaluation of the resources with respect to the California Register of Historical Resources. The report shall also include the Cultural Sensitivity Training sign-in sheet, daily monitoring logs, and any comments or concerns expressed by the Native American Monitor throughout the duration of the monitoring program.

Monitoring: A copy of all agreements between the Project developer and the appropriate Band of Luiseño Indians shall be provided to the County for retention. Field inspections by County Staff shall verify that all aspects of the agreement are being implemented by the developer, professional monitor and Tribal monitors. Any cultural resources reports produced as a result of Project monitoring shall be provided to the County within 60 days of completion. All reports and field notes shall be retained in the Project file.

10. Paleontological Resources

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

Source(s): General Plan, Figure OS-8, *Paleontological Sensitivity; Map My County*, (Appendix A); and County Geologist.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) *Would the Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?*

Less Than Significant Impact

The proposed Project site is mapped in the *General Plan* as having a “High Potential” for paleontological resources (fossils). 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 the site grading phase, Condition of Approval 60. Planning 001 (required for TR 37153) shall be implemented, as follows:

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

This is considered a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, implementation of the proposed Project will result in less than significant impacts that would directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source(s): *General Plan Figure S-2 Earthquake Fault Study Zones, (p. S-15); Map My County, (Appendix A); Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California, prepared by LGC Inland, December 11, 2007 (Appendix E1, 2007 Geo); and Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract Map 37153, Temescal Canyon Area, Riverside County, California, prepared by LGC Geo-Environmental, Inc., November 30, 2016 (Appendix E2, 2016 Geo Investigation); and Ordinance No. 457 (An Ordinance of the County of Riverside Relating to the Building Requirements and Adopting the 1997 Edition of The Uniform Administrative Code Adopted by The International Conference of Building Officials; The 2001 California Building Code Including the Appendix and Standards Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Housing Code Adopted by The International Conference Of Building Officials; the 1997 Edition of The Uniform Code For The Abatement Of Dangerous Buildings Adopted by The International Conference of Building Officials; the 2001 California Plumbing Code, including the Appendix and Standards Adopted by The California Building Standards Commission; the 2001 California Mechanical Code, including the appendix and Standards Adopted by The California Building Standards Commission; the 2000 Edition Of The Uniform Swimming Pool, Spa and Hot Tub Code Adopted by The International Association of Plumbing and Mechanical Officials; the 2001 California Electrical Code Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Sign Code Adopted by The International Conference of Building Officials; and The 1997 Edition of The Code for Building Conservation Adopted by The International Conference Of Building Officials as the Standards of Said Ordinance).*

Findings of Fact:

a) *Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?*

Less Than Significant Impact

The Project site is not located within a State of California Earthquake Special Study Zone. In addition, there are no faults geologically mapped within or projecting toward the Project site and the Project site is not within a State or County Fault Hazard Zone. Nonetheless, California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The proposed Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Any impacts are considered less than significant. No mitigation is required.

b) *Would the Project 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?*

No Impact

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site.

The nearest known faults to the Project site are:

- Elsinore-Glen Ivy Fault: approximately 2 miles away;
- Chino-Central Avenue Fault: approximately 7 miles away;
- Elsinore-Temecula Fault: approximately 18 miles away; and
- Whittier Fault: approximately 18 miles away.

Therefore, there is no potential for rupture of a known 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. No impacts will occur. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12. Liquefaction Potential Zone.

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

Source(s): *Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California, prepared by LGC Inland, December 11, 2007 (Appendix E1, 2007 Geo); and Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract Map 37153, Temescal Canyon Area, Riverside County, California, prepared by LGC Geo-Environmental, Inc., November 30, 2016 (Appendix E2, 2016 Geo Investigation); Ordinance No. 457; and Project Conditions of Approval.*

Findings of Fact:

a) *Would the Project be subject to seismic-related ground failure, including liquefaction?*

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

Liquefaction commonly occurs when three conditions are present simultaneously: (1) high groundwater; (2) relatively loose, cohesionless (sandy) soil; and (3) earthquake-generated seismic waves. The presence of these conditions may cause a loss of shear strength and, in many cases, the settlement of subsurface soils.

Groundwater was not encountered at a depth of 51.5'. Therefore, groundwater is not considered "high."

The Project site is underlain by the following, as shown on **Figure 12-1, Geotechnical Map**:

- Artificial Fill, undocumented (Afu);
 - Topsoil;
 - Young Axial Channel Deposits (Ova);
 - Colluvium (Qcol); and
 - Very Old Alluvial Fan Deposits (Qvof).
- *Undocumented fill (Afu)* was observed at the edges of the hilltop pad located at the northwestern portion of the Project site, and along the Temescal Canyon Road frontage. The approximate depth of these fills is estimated to range from 1 to 2 feet. These soils are generally comprised of sandy silt, and silty sand, with gravel; various shades of brown; very fine to fine grained; dry, soft to firm, loose to medium dense; with traces of construction debris.
 - *Topsoil* was present around most of the Project site, ranging from 1 to 4 feet below the existing ground surface. The *Topsoil* is generally comprised of clayey sand, silty and sandy silt; various shades of gray and brown; dry to damp; loose to medium dense; soft to stiff; very fine to medium grained; friable; porous; roots and rootlets; with some fine gravel, locally.
 - *Young Axial Channel Deposits (Qya)* were located along the wash at the southerly portion of the Project site, as well as the far northerly portion of the Project site. *Qya* soils are generally comprised of poorly-sorted san, which is light gray; dry; loose to medium dense; fine to very course grained; with 4" cobbles at 1.5' to 2.5' below the surface.
 - *Colluvium (Qcol)* is located adjacent to the area containing *Qya* in the southerly portion of the Project site. It was located at approximately 2 feet below the existing ground surface. *Qcol* is generally comprised of sandy silt which has various shades of brown and red; dry; soft to stiff; very fine to coarse grained with some porosity, roots and rootlets.
 - *Very Old Alluvial Fan Deposits (Qvof)* is the predominant soil type in the area where the residential development shall occur. *Qvof* was discovered at depths of 0.8' to 3.5' below the existing ground surface. *Qvof* are generally comprised of clayey sand and sandy silt which were various shades of red, grey and brown; dry to moist; medium dense to dense; soft to stiff; very fine to medium grained; friable; porous; oxidation staining; and some fine gravel, locally.

The alluvial soils underlying the site are considered remotely liquefiable, due to their dense,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cohesive nature. Therefore, the potential for liquefaction at this Project site is very low.

Nonetheless, CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The proposed Project will not be subject to seismic-related ground failure, including liquefaction. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13. Ground-shaking Zone.

a) Be subject to strong seismic ground shaking?

Source(s): *Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California, prepared by LGC Inland, December 11, 2007 (Appendix E1, 2007 Geo); and Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract Map 37153, Temescal Canyon Area, Riverside County, California, prepared by LGC Geo-Environmental, Inc., November 30, 2016 (Appendix E2, 2016 Geo Investigation); Ordinance No. 457; and Project Conditions of Approval.*

Findings of Fact:

a) *Would the Project be subject to strong seismic ground shaking?*

Less Than Significant Impact

The Project the site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are not any known faults (active, potentially active, or inactive) onsite; and the potential for liquefaction is not considered a design consideration.

The Project site is underlain by the following, as shown on **Figure 12-1, Geotechnical Map:**

- Artificial Fill, undocumented (Afu);
- Topsoil;
- Young Axial Channel Deposits (Qya);
- Colluvium (Qcol); and
- Very Old Alluvial Fan Deposits (Qvof).

Nonetheless, California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to all development; therefore, they are not considered mitigation for CEQA implementation purposes. The Project will also be required to comply with the recommendations contained within the *2016 Geo Investigation* as it pertains to strong seismic ground shaking. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Through compliance with the *2016 Geo Investigation* recommendations, Project conditions of approval, as well as the CBC, any potential impacts will remain less than significant level from a CEQA perspective. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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(s): *Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California*, prepared by LGC Inland, December 11, 2007 (**Appendix E1, 2007 Geo**); and *Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract Map 37153, Temescal Canyon Area, Riverside County, California*, prepared by LGC Geo-Environmental, Inc., November 30, 2016 (**Appendix E2, 2016 Geo Investigation**); Ordinance No. 457; and Project Conditions of Approval.

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

Please reference the discussion in Sections 11 (Fault Hazard Zones), 12 (Liquefaction Potential Zones), and 13 (Ground-shaking Zone) as they pertain to the nature of the soils on the Project site.

The *Geo Investigation* did not identify any on- or off-site landslide, or rockfall hazards. The topography to the north and east is similar to that of the Project. Soil characteristics for off-site properties are also anticipated to be similar to the to that of the Project. I-15, to the east of the Project site, as well as properties to the south of the Project site are lower in elevation than the Project site. Off-site landslide, or rockfall hazards would not be present from those locations such that they would have an impact on the Project.

The Project will also be required to comply with the recommendations contained within the *2016 Geo Investigation* as it pertains to lateral spreading, and collapse. CBC requirements are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Through compliance with the *Geo Investigation* recommendations, Project conditions of approval, as well as the CBC, any potential impacts will remain less than significant level from a CEQA perspective.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

15. Ground Subsidence.

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

Source(s): *General Plan Safety Element, General Plan Figure S-7 Documented Subsidence Areas Map, (p. S-29); Map My County, (Appendix A); Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California, prepared by LGC Inland, December 11, 2007 (Appendix E1, 2007 Geo); and Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract Map 37153, Temescal Canyon Area, Riverside County, California, prepared by LGC Geo-Environmental, Inc., November 30, 2016 (Appendix E2, 2016 Geo Investigation).*

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes.

Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible.

Very Old Alluvial Fan Deposits (Qvof) is the predominant soil type in the area where the residential development shall occur. *Qvof* was discovered at depths of 0.8' to 3.5' below the existing ground surface.

Please reference the discussion in Sections 11 (Fault Hazard Zones), 12 (Liquefaction Potential Zones), and 13 (Ground-shaking Zone). The Project will also be required to comply with the recommendations contained within the *2016 Geo Investigation* as it pertains to lateral

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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spreading, and collapse. These geologic conditions are consistent in areas where subsidence may be present.

The Project will also be required to comply with the recommendations contained within the *2016 Geo Investigation* as well as CBC requirements which address subsidence. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Through compliance with the *2016 Geo Investigation* recommendations, Project conditions of approval, as well as the CBC, any potential impacts will remain less than significant level from a CEQA perspective.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Other Geologic Hazards.

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

Source(s): Google Maps; and **Figure 1, TR 37153.**

Findings of Fact:

a) *Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?*

No Impact

The Project site is located approximately 25 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration. In addition, the site not located adjacent to a body of water; therefore, seiches are not a design consideration for the site. Based on this information, implementation of the proposed Project would not be subject to geologic hazards, such as tsunami, or seiche. There are no volcanic hazards in proximity of the Project site. Any mudflows associated with a tsunami, seiche, or volcanic hazards are not applicable to the Project. There is an existing channel on the southern portion of the Project site. This channel conveys flows from westerly of the Project and southerly of the Project. Any mudflows through the site would be conveyed in this channel, and most likely with the confines of the 100-year flood plan boundary. Due to sufficient elevation from the channel to the residences, none of the habitable structures would be susceptible from any type of mudflow across the site. Reference **Figure 1, TR 37153**. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(s): *Map My County, (Appendix A); Project Application Materials (Appendix H); Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California, prepared by LGC Inland, December 11, 2007 (Appendix E1, 2007 Geo); and Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract Map 37153, Temescal Canyon Area, Riverside County, California, prepared by LGC Geo-Environmental, Inc., November 30, 2016 (Appendix E2, 2016 Geo Investigation); Ordinance No. 457; and Project Conditions of Approval. Figure 4, TR 37153 Conceptual Grading Plan.*

Findings of Fact:

a) *Would the Project change topography or ground surface relief features?*

Less Than Significant Impact

Topographically, the Project site is primarily comprised of a relatively flat mesa with eastern and southern slopes transitioning to a substantial watercourse that parallels Temescal Canyon Road. Elevations range from a low of 1045 feet AMSL in the watercourse near the southeastern property corner to a high of 1148 feet AMSL near the northwestern corner. Most of what was originally a natural watercourse along the southern boundary of the Project site has been expanded by the construction of a large channel that serves to convey intermittent drainage from the surrounding area.

The Project will require approximately 118,325 cubic yards (cy) of cut and 109,807 cy of fill, which will result in a balanced site, due to shrinkage from grading and compaction. When graded, the Project will range in elevation from 1,076.5 AMSL at the bottom of detention-infiltration basin in the northeast corner of the Project site, to 1,108 feet AMSL at the southwestern corner of the Project site. This demonstrates that the range of site elevation variations on the site will narrow from 75' to 31.5' to facilitate the development of the Project. In order to accomplish this, manufactured slopes and retaining walls will be installed on the western portion of the site where the Project abuts existing residential development, to the southeast (northerly of the existing channel), to the west (adjacent to the Caltrans property and the I-15 right-of-way, and northerly (adjacent to the existing residential development) of the Project site.

The proposed drainage flows for the Project are carried via street and underground storm drain systems to one detention basin located near the northwest corner of the Project. The proposed drainage system is identified as Area A and Area B (reference **Figure 26-2, Proposed Hydrology Map**). Area A consists of 3.81 acres and Area B consists of 5.43 acres including the detention basin area but excludes Area B7. Area B7 consists of 0.42 acres of existing slopes along the northerly property that drains naturally to the north then easterly and will remain in the existing condition. The proposed detention basin mitigates the increased run-off flows in the post-development construction to at or below the pre-development flow values. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing flows within the Temescal Canyon Wash along the southerly property including the existing vertical slopes will remain in the existing condition. The proposed entry street flows and Temescal Canyon Road flows will be picked up in a catch basin that has a MWS (Modular Wetland System) Unit that treats the water prior to exiting the back of the catch basin into the existing Temescal Canyon Wash.

The Project will therefore change the topography and surface relief features. These changes will be required in order to re-contour the Project topography in a manner to accommodate 83 single-family homes, roadways, private open space, landscaping and drainage/water quality facilities. As designed, the changes to the topography and ground surface relief features will be in keeping with the existing and proposed physical developments adjacent to the Project site. Any impacts are considered less than significant. No mitigation is required.

b) *Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?*

Less Than Significant Impact

The Project will install retaining walls on the Project site in the following manner:

- Westerly portion of the Project site: no greater than 4' in height;
- Northerly portion of the Project site: no greater than 22' in height;
- Easterly portion of the Project site: no greater than 22' in height; and
- Southerly portion of the Project site: no greater than 35' in height.

No slopes greater than 2:1 are proposed. Some Project slopes greater than 10 feet in height are proposed.

The Project will be required to comply with the recommendations contained within the 2016 *Geo Investigation*, Project conditions of approval, as well as the CBC requirements (as implemented through Ordinance No. 457) as they pertain to slope stability. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Compliance with the 2016 *Geo Investigation* recommendations as well as the CBC will ensure that any the potential impacts related to cut and fill slopes, are considered less than significant. No mitigation is required.

c) *Would the Project result in grading that affects or negates subsurface sewage disposal systems?*

No Impact

No subsurface sewage disposal systems are located on the Project site, or in proximity to the Project site. The area in immediate proximity to the Project site is served by sewer. No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Site Visit – June 8, 2017 by Matthew Fagan; *Map My County, (Appendix A)*; Project Application Materials (**Appendix H**), *Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California*, prepared by LGC Inland, December 11, 2007 (**Appendix E1, 2007 Geo**); and *Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract Map 37153, Temescal Canyon Area, Riverside County, California*, prepared by LGC Geo-Environmental, Inc., November 30, 2016 (**Appendix E2, 2016 Geo Investigation**).

Findings of Fact:

a) *Would the Project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact

Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, which require that the Project applicant 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.

This standard condition is not considered mitigation for CEQA implementation purposes. With the inclusion of this standard condition, any impacts from implementation of the proposed Project that could result in substantial soil erosion or the loss of topsoil, will remain less than significant. No mitigation is required.

b) *Would the Project 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?*

Less Than Significant Impact

According to p. 7 of the *2016 Geo Investigation*, the proposed Project site is located on soils that exhibit very low to low expansive potential. The Project will be required to comply with the recommendations contained within the *2016 Geo Investigation*, as well as the CBC requirements. CBC requirements are applicable to all development; therefore, they are not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered mitigation for CEQA implementation purposes. Compliance with the 2016 Geo Investigation recommendations as well as the CBC will ensure that any potential impacts related the Project being located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property, are considered less than significant. No mitigation is required.

c) *Would the Project 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?*

No Impact

No portion of the proposed Project proposes the use of septic tanks or alternative waste water disposal systems. The Project will tie into existing sanitary sewer facilities located in Temescal Canyon Road. Therefore, whether or not the Project has 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, is not relevant. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

19. Erosion.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(s): Project Site Visit – June 8, 2017 by Matthew Fagan; *Map My County, (Appendix A)*; Project Application Materials (**Appendix H**); *Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California*, prepared by LGC Inland, December 11, 2007 (**Appendix E1, 2007 Geo**); and *Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract Map 37153, Temescal Canyon Area, Riverside County, California*, prepared by LGC Geo-Environmental, Inc., November 30, 2016 (**Appendix E2, 2016 Geo Investigation**).

Findings of Fact:

a) *Would the Project change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?*

No Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a Water Quality Management Plan (WQMP).

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would result in any deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake are considered less than significant. No mitigation is required.

b) *Would the Project result in any increase in water erosion either on or off site?*

Less Than Significant Impact

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to eliminate any potential impacts that could result in an increase in water erosion through site design, adherence to the requirements of the NPDES, and the preparation of a WQMP.

These Requirements for the NPDES, and the preparation of a WQMP are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project from water erosion either on-, or off-site are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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(s): *Map My County, (Appendix A); Ordinance No. 484 (An Ordinance of the County of Riverside for the Control of Blowing Sand); Ordinance No. 457; and Project conditions of approval.*

Findings of Fact:

a) *Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on- or off-site?*

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project site is located in an area of “Moderate Wind Eroding” rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. The County of Riverside Building and Safety Department has placed conditions of approval on the Project, as they pertain to Geology and Soils. 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.

This is a standard condition for the County of Riverside and is not considered not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on- or off-site, will remain less than significant. No mitigation is required.

Related to the project potentially being impacted by wind erosion, the following surface mining companies are located at 24980 Maitri Road, in the City of Corona: CEMEX Construction Materials Pacific LLC (SCAQMD Facility ID 43856), C.L. Pharris Trucking Inc. (SCAQMD Facility ID 29596), and Mayhew Aggregates and Mine Reclamation (SCAQMD Facility ID 166118), southerly of the Project site. The closest area of activity to the Project site is located at the CEMEX portion of the facility and is located approximately 623 feet from the closest proposed residential uses. These uses are buffered from the site by the distance as well as Temescal Canyon Road. No air quality issues were identified (reference discussion in Section 6.e). No impacts are anticipated for the project to be impacted by wind erosion.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GREENHOUSE GAS EMISSIONS. Would the Project:

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

Source(s): *Temescal Canyon Road Project Air Quality, Global Climate Change, and Health Risk Assessment Impact Analysis*, prepared by Kunzman Associated, Inc., January 17, 2017, Revised June 14, 2017 (**Appendix B, AQ/GHG/HRA**).

Findings of Fact:

a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact

The proposed Project would result in the development and on going use of 83 residential

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

dwelling units. The proposed Project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment.

The GHG emissions have been calculated for opening year 2018. A summary of the results are shown below in **Table 21-1, Project Related Greenhouse Gas Emissions**, and the CalEEMod Model runs for all modeled years are provided in Appendix C of the AQ/GHG/HRA.

**Table 21-1
Project Related Greenhouse Gas Emissions¹**

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO2	NonBio-CO2	CO2	CH4	N2O	CO2e
Area Sources ²	0.00	20.04	20.04	0.00	0.00	20.18
Energy Usage ³	0.00	429.07	429.07	0.01	0.00	431.01
Mobile Sources ⁴	0.00	1,326.82	1,326.82	0.07	0.00	1,328.55
Solid Waste ⁵	20.94	0.00	20.94	1.24	0.00	51.87
Water ⁶	1.79	35.90	37.69	0.18	0.00	43.69
Construction ⁷	0.00	25.62	25.62	0.00	0.00	25.71
Sequestration ⁸						-5.31
Total Emissions	22.72	1,837.44	1,860.16	1.51	0.01	1,895.70
SCAQMD Screening Threshold						3,000
Exceeds Threshold?						No

Source: Table 20 of AQ/GHG/HRA, Appendix B.

¹ Source: CalEEMod Version 2016.3.1.

² Area sources consist of emission from consumer products, architectural coatings, hearths and landscaping equipment.

³ Energy usage consists of GHG emissions from electricity and natural gas usage.

⁴ Mobile sources consist of GHG emissions from vehicles.

⁵ Solid waste includes CO₂ and CH₄ emissions created from the solid waste placed in landfills.

⁶ Water includes GHG emissions from electricity used for transport of water and processing wastewater.

⁷ Construction GHG emissions CO₂e based on a 30-year amortization rate.

⁸ Sequestration of 150 trees divided by 20 years, per SCAQMD methodology.

Table 21-1 shows that the proposed Project would generate unmitigated GHG emissions of 1,895.70 MTCO₂e per year. As the project's GHG emissions meet both the County of Riverside CAP and the tier 3 SCAQMD screening threshold of 3,000 metric tons per year of CO₂e, the impacts from GHGs are considered to be less than significant. No mitigation is required.

The Project is also subject to the requirements of the California Green Building Standards Code. On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011. The Code is a comprehensive and uniform regulatory code for all residential, commercial and school buildings. The latest version of CalEEMod (Version 2016.3.1) is based on the energy requirements as dictated by 2013 Title 24 Standards and the defaults do not include any reductions for compliance with CalGreen Standards.

As the Project's emissions for GHG emissions, were less than draft GHG thresholds, no mitigation was applied or accounted for (which will often include reductions in water usage, etc. [20% reduction indoor water use]) for compliance with CalGreen Standards, for example. Therefore, the Project's compliance with CalGreen standards will reduce the already less than significant emissions further.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The California Green Building Standards Code does not prevent a local jurisdiction from adopting a more stringent code as state law provides methods for local enhancements. The Code recognizes that many jurisdictions have developed existing construction and demolition ordinances, and defers to them as the ruling guidance provided they provide a minimum 50 percent diversion requirement. The Code also provides exemptions for areas not served by construction and demolition recycling infrastructure. State building code provides the minimum standard that buildings need to meet in order to be certified for occupancy. Enforcement is generally through the local building official.

The California Green Building Standards Code (code section in parentheses) requires:

- Water Efficiency and Conservation [Indoor Water Use (4.303.1)]. Fixtures and fixture fittings reducing the overall use of potable water within the building by at least 20 percent shall be provided. The 20 percent reduction shall be demonstrated by one of the following methods:
 - Prescriptive Method: Showerheads (≤ 2.0 gpm @ 80 psi); Residential Lavatory Faucets (≤ 1.5 gpm @ 60 psi); Nonresidential Lavatory Faucets ($\leq .4$ gpm @ 60 psi); Kitchen Faucets (≤ 1.8 gpm @ 60 psi); Toilets (≤ 1.28 gal/flush); and urinals (≤ 0.5 gal/flush).
 - Performance Method: Provide a calculation demonstrating a 20% reduction of indoor potable water using the baseline values set forth in Table 4.303.1. The calculation will be limited to the total water usage of showerheads, lavatory faucets, water closets and urinals within the dwelling.
- Water Efficiency and Conservation [Outdoor Water Use (4.304.1)]. Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
 - Controllers shall be weather or soil moisture based controllers that automatically adjust irrigation in response to changes in plants' watering needs as weather or soil conditions change.
 - Weather based controllers without integral rain sensors or communication systems that account for rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s).
- Construction Waste Reduction of at least 50 percent (4.408.1). Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4; OR meet a more stringent local construction and demolition waste management ordinance. Documentation is required per Section 4.408.5. Exceptions:
 - Excavated soil and land clearing debris.
 - Alternate waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
 - The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.
- Materials pollution control (4.504.1 – 4.504.6). Low pollutant emitting interior finish materials such as paints, carpet, vinyl flooring and particleboard.
- Installer and Special Inspector Qualifications (702.1 702.2). Mandatory special installer inspector qualifications for installation and inspection of energy systems (e.g., heat furnace, air conditioner, mechanical equipment).

b) *Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

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

The proposed project would not have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The County of Riverside has an adopted Climate Action Plan (CAP); therefore, the Project and its GHG emissions have been compared to the goals of the County of Riverside CAP.

According to the County's CAP, projects that do not exceed emissions of 3,000 MTCO2e per year are also required to include the following efficiency measures:

Energy efficiency of at least five percent greater than 2010 Title 24 requirements, and water conservation measures that matches the California Green Building Code in effect as of January 2011.

As stated above, the GHG emissions generated by the proposed project would not exceed the County of Riverside CAP screening threshold of 3,000 metric tons per year of CO2e. The project is required to comply with 2013 Title 24 Residential Standards, which are approximately 25 percent more efficient than 2008 Title 24 Residential Standards; therefore, the five percent efficiency over 2010 Title 24 standards is achieved.

Therefore, as the Project complies with the goals of the County of Riverside CAP, the Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Furthermore, the Project will comply with applicable Green Building Standards and County of Riverside policies regarding sustainability (as dictated by the County's General Plan), further analysis is not warranted. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS. Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazards and Hazardous Materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Govern-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ment Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source(s): *Phase I Environmental Site Assessment, 13.76-Acre Proposed Commercial Development Located at the Northwest Corner of Temescal Canyon Road and Interstate 15 in the Corona Area of Riverside County, California*, prepared by LGC Inland, November 6, 2006 (**Appendix F1, 2006 ESA**); *Phase I Environmental Site Assessment Update, Tentative Tract Map 35309, (APN Nos. 290- 060-024 and-025), Temescal Valley Area, Riverside County, California*, prepared by LGC Geo-Environmental, Inc., September 9, 2016 (**Appendix F2, 2016 ESA**); Corona-Norco Unified School District web site: <http://www.cnusd.k12.ca.us/cms/lib/CA01001152/Centricity/domain/15/documents/District%20Map1.pdf>, <http://www.cnusd.k12.ca.us/Page/319>, GEOTRACKER website: <http://geotracker.waterboards.ca.gov>, and *The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List)* web site: <http://www.envirostor.dtsc.ca.gov>

Findings of Fact:

- a) *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. It is anticipated that the Storm Water Pollution Prevention Plan (SWPPP) prepared for the proposed Project can reduce such hazards to a less than significant level through best management practices (BMPs) incorporated into the SWPPP design. The County of Riverside Building and Safety Department has placed conditions of approval on the Project, as they pertain to Hazards and Hazardous Materials.

The requirement for a SWPPP is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes. With the inclusion of this standard condition, any impacts from implementation of the proposed Project construction related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant. No mitigation is required.

The proposed Project operation will consist of residential uses that do not involve significant potential for routine transport or use of substantial volumes of hazardous materials or routine generation of hazardous wastes beyond those normally encountered with these uses. The generation of such wastes from uses is not considered to rise to a level of a significant potential for significant risk of accidental release of hazardous materials or accidental explosion. Any operational impacts are considered less than significant. No mitigation is required.

- b) *Would the Project 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?*

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

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. Impacts may occur during construction; however, with the incorporation of standard conditions, such as the SWPPP and WQMP, any impacts will remain less than significant.

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with residences and landscaping, which include cleaning products, petroleum products, etc. These types of hazardous materials are not potentially hazardous to large numbers of people, especially at the scale they would be stored and used with a residential use. Therefore, the Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Based on this information, any impacts are considered less than significant. No mitigation is required.

- c) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?*

Less Than Significant Impact

The Project will be located northerly of Temescal Canyon Road, which is not developed to its ultimate right-of-way (ROW). A limited potential exists to interfere with an emergency response or evacuation plan during construction. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Any impacts are considered less than significant. No mitigation is required.

- d) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact

No phases of implementation of the proposed Project will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The Project site is located in the Corona-Norco Unified School District (CNUSD). According to the CNUSD web-site, no existing or proposed schools are located within one-quarter mile of the proposed Project site. The closest school to the proposed Project site is Todd Elementary School, which is located approximately 2,500 feet southeasterly of the southerly portion of the proposed Project site. No impacts are anticipated. No mitigation is required.

- e) *Would the Project 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?*

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

The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, Waste Discharge Requirement (WDR) Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, Department of Toxic Substances Control (DTSC) Cleanup Sites and DTSC Hazardous Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted UST Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site, or within 1 mile of the proposed Project site. Detailed information is shown on **Figure 22-1, Geotracker Site**.

The DTSC's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site. This information was verified at the web-link cited in the sources, and shown on **Figure 22-2, Envirostor Site**.

These conclusions are supported by the information contained in the 2016 ESA. The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the site. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Airports.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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(s): *General Plan* Figure S-20, *Airport Locations*, (p. S-73); *Map My County*, (**Appendix A**); *TCAP* Figure 5, *Temescal Canyon Area Plan Airport Influence Area*, Corona Municipal Airport web-site: <http://discovercoronadwp.com/Maintenance/airport.shtml>; and **Figure 6, Aerial Photo**.

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

a) *Would the Project result in an inconsistency with an Airport Master Plan?*

No Impact

According to the TCAP Figure 5, *Temescal Canyon Area Plan Airport Influence Area*, the Project site is not located in an area which is governed by an airport master plan. The closest airport is the Corona Municipal Airport, located approximately 14 miles to the north of the Project site. The closest airport influence area stops at State Route 91, approximately 11 miles from the Project site. Therefore, this criterion is not applicable to the Project. No impacts are anticipated. No mitigation is required.

b) *Would the Project require review by the Airport Land Use Commission?*

No Impact

Please reference the discussion in Section 23.a, above. The Project site is not located in an area which is governed by an airport master plan; therefore, review by an airport land use commission is not required. This criterion is not applicable to the Project. No impacts are anticipated. No mitigation is required.

c) *Would the Project result in a safety hazard for people residing or working in the Project area 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?*

No Impact

The closest airport is the Corona Municipal Airport, located approximately 14 miles to the north of the Project site. The closest airport influence area stops at State Route 91, approximately 11 miles from the Project site. Therefore, this criterion is not applicable to the Project. No impacts are anticipated. No mitigation is required.

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?*

No Impact

The proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Hazardous Fire Area.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): *Map My County, (Appendix A); General Plan; and Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).*

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The proposed Project site is identified to be within a State Fire Responsibility Area. The proposed Project has been reviewed and conditions of approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development, including impacts to Fire Services. The Project will be assessed the rate for projects within the Temescal Canyon Area Plan.

With the inclusion of these standard conditions, and payment of Development Impact Fees (DIF), any impacts from implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Less than significant impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY. Would the Project:				
25. Water Quality Impacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Ordinance No. 458 (An Ordinance of the County of Riverside Regulating Special Flood Hazard Areas and Implementing the National Flood Insurance Program), *Project Specific Water Quality Management Plan Tract No. 37153*, prepared by Proactive Engineering, Update January 2017 (Original Draft – June 21, 2016) (**Appendix G1, WQMP**); *Tract No. 37153 Preliminary Drainage Study*, prepared by Proactive Engineering, December 28, 2016 (**Appendix G2, Drainage Study**); and *Map My County*, (**Appendix A**); Western Municipal Water District Urban Water Management Plan Update 2015 <http://www.wmwd.com/DocumentCenter/View/3162> (2015 UWMP); and *Sewer and Water Availability Letters*, prepared by Temescal Valley Water District, July 5, 2016 (**Appendix J, TVWD Letter**).

Findings of Fact:

- a) *Would the Project 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?*

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

The existing drainage flows for the Project are carried in two natural drainage courses that combine into one at the northwest corner of the Project. **Figure 25-1, Existing Hydrology Map**, identifies the drainage courses as Area A and Area B. Area A consists of 2.55 acres and Area B consists of 6.54 acres. The balance of the site flows directly into the existing Temescal Canyon Wash along the southerly portion of the Project. This remainder area includes Temescal Canyon Road.

Figure 25-2, Proposed Hydrology Map, identifies the proposed drainage system as Area A and Area B. Area A consists of 3.81 acres and Area B consists of 5.43 acres including the detention basin area but excludes Area B7. Area B7 consists of 0.42 acres of existing slopes along the northerly property that drains naturally to the north then easterly and will remain in the existing condition. The proposed drainage flows for the Project are carried via street and underground storm drain systems to one detention basin located near the northeast corner of the Project. Two of the DMAs are conveyed to the detention basin via streets and underground storm drain pipes. These underground storm drain pipes will vary from 18” Reinforced Concrete Pipe (RCP) to possibly 36” RCP. The Detention Basin reduces the 2-year, 5-year and 10-year post-construction flows to at or below the pre-construction flows. This basin has an outlet pipe that restricts the outfall water from the basin into the natural drainage course. The outlet pipe has holes with specific size and location to restrict the flows from the basin to the natural water course. There is a spillway that allows the 100-year flow to safely outlet the detention basin. The proposed detention basin mitigates the increased run-off flows in the post-development construction to at or below the pre-development flow values. The existing flows within the Temescal Canyon Wash along the southerly property including the existing vertical slopes will remain in the existing condition.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES). These are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. At Project completion, the Project site will be covered with structures, roadways and landscaping. This will also ensure that there will be no erosion or siltation on- or off-site.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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, are considered less than significant. No mitigation is required.

- b) *Would the Project violate any water quality standards or waste discharge requirements?*

Less Than Significant Impact

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to eliminate any potential impacts as listed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would violate any water quality standards or waste discharge requirements are considered less than significant. No mitigation is required.

- c) *Would the Project 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)?*

Less Than Significant Impact

Temescal Valley Water District (TVWD) provides water to the Project site. TVWD gets its water from Western Municipal Water District (WMWD). According p. 6-4 of the Western Municipal Water District Urban Water Management Plan Update 2015 (2015 UWMP), groundwater is a major source of water supply for Western and its retail agencies, comprising 13 percent of purchased water and 85 percent of locally-produced water, and representing 21 percent of Western’s total supply in 2015. Most groundwater sources available to Western are adjudicated or subject to groundwater management plans.

There are four primary groundwater basins relevant to Western’s supplies. These are the Riverside-Arlington Basin (and Arlington subbasin), the Temecula-Murrieta Basin, the San Bernardino Basin Area, and the Chino Basin. The Arlington Basin is one of Western’s local supply sources, providing seven percent of Western’s total supply (retail and wholesale), and 69 percent of Western’s local supplies in 2015. To utilize Arlington Basin groundwater, Western has operated the Arlington Desalter, a reverse-osmosis groundwater treatment facility that is located at the western (down-gradient) end of the Arlington Basin since 1990, along with five nearby production wells. The Arlington Desalter serves two purposes, providing a local source of potable water and decreasing subsurface outflow of low quality groundwater to the Temescal Basin.

According to the 2015 UWMP, none of the groundwater basins used by Western are considered critically overdrafted, and adjudicated basins are closely monitored with groundwater pumping and recharge assessed annually.

No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and Project-specific WQMP, will allow for water to percolate back into the ground and allow for groundwater recharge. This will offset any impacts from the other non-pervious elements contained in the proposed Project.

Therefore, implementation of the proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses or planned uses for which permits have been granted). Any impacts are considered less than significant. No mitigation is required.

- d) *Would the Project 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?*

Less Than Significant Impact

Figure 25-2, Proposed Hydrology Map, identifies the proposed drainage system as Area A and Area B. Area A consists of 3.81 acres and Area B consists of 5.43 acres including the detention basin area but excludes Area B7. Area B7 consists of 0.42 acres of existing slopes along the northerly property that drains naturally to the north then easterly and will remain in the existing condition. The proposed drainage flows for the Project are carried via street and underground storm drain systems to one detention basin located near the northwest corner of the Project. Two of the DMAs are conveyed to the detention basin via streets and underground storm drain pipes. These underground storm drain pipes will vary from 18" RCP to possibly 36" RCP. The Detention Basin reduces the 2-year, 5-year and 10-year post-construction flows to at or below the pre-construction flows. This basin has an outlet pipe that restricts the outfall water from the basin into the natural drainage course. The outlet pipe has holes with specific size and location to restrict the flows from the basin to the natural water course. There is a spillway that allows the 100-year flow to safely outlet the detention basin. The proposed detention basin mitigates the increased run-off flows in the post-development construction to at or below the pre-development flow values. The existing flows within the Temescal Canyon Wash along the southerly property including the existing vertical slopes will remain in the existing condition.

The proposed Project is divided into 3 drainage management areas (DMAs) as depicted on **Figure 5, TR 37153 WQMP Site Map**.

The DMAs follow the Drainage Boundaries. Runoff within the DMAs is generated by roofs, concrete, asphalt, turf block, etc.

The rainfall runoff is conveyed through the proposed streets with catch basin pick-up points throughout the project. The catch basins for Areas A and B connect into an underground storm drain system that directs the flows into a proposed detention/bioretention basin which outlets into the natural drainage courses after increased flow mitigation and water treatment. Area C rainfall runoff is conveyed through the proposed entry street into Temescal Canyon Road then picked up in a catch basin with a Modular Wetland System (MWS) unit for water treatment before entering into the existing Temescal Canyon Wash.

The detention/bioretention and MWS Unit serve as the Best Management Practices (BMPs) for the Project. The bioretention is a proposed structure that includes engineering soil media and gravel with a perforated pipe that is below the detention basin that treats the water. A 15' wide service drive has been provided for on-going maintenance of the water quality basin.

The water will migrate through the soils media and gravel which treats the water then into the perforated pipe that outlets to the natural water courses at the northeast corner of the Project. The MWS is part of the catch basin on Temescal Canyon Road. This treatment is filtered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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through multiple stages that includes debris removal and pre-filter cartridges with sediment and hydrocarbon removals in a biofiltration chamber.

All These facilities shall meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES.

These are standard conditions for the County of Riverside and are not considered not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would 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, are considered less than significant. No mitigation is required.

- e) *Would the Project 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?*

No Impact

The proposed Project site is not located within a FEMA designated flood hazard area but is located within a “Special Flood Hazard Area”. Please reference **Figure 25-3, FEMA Flood Map**.

Therefore, implementation of 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. No impacts are anticipated. No mitigation is required.

- f) *Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact

The southerly portion of the proposed Project site is located within a “Special Flood Hazard Area.” A Special Flood Hazard Area is subject to Floodplain Management Review, in accordance with Ordinance No. 458. Only the Project entry roadway will span this area, and it has been designed in a manner as to not impact flood flows, as reviewed and approved by RCFC&WCD, in accordance with Ordinance No. 458. Therefore, implementation of the proposed Project will not place within a 100-year flood hazard area, structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) *Would the Project otherwise substantially degrade water quality?*

Less Than Significant Impact

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP, and adherence to the requirements of the NPDES.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would substantially degrade water quality are considered less than significant. No mitigation is required.

h) *Would the Project 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)?*

Less Than Significant Impact

There are no Project-related stormwater treatment facilities within the Project site under existing conditions. The proposed Project will install new stormwater treatment facilities, including new storm drains, a biotreatment modular wetland system, two (2) detention/bioretenion basins, and structural and occupancy measures required to meet County requirements. To ensure that onsite surface water features are managed in a manner that prevents vector breeding and vector nuisances, BMPs as defined in the WQMP shall be installed. Conditions of approval shall also be provided to ensure these stormwater treatment facilities will be installed either during grading of the Project site or concurrent with these grading activities. A potential for odors does exist if basins are not maintained and organic matter not removed periodically. No other significant environmental effects have been identified from constructing and operating the proposed stormwater treatment facilities that must be installed to support the proposed Project. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

26. Floodplains.

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

NA – Not Applicable U – Generally Unsuitable R – Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *General Plan Figure S-9, Special Flood Hazard Areas, (p. S-37), General Plan Figure S-10, Dam Failure Inundation Zone, (p. S-39); TCAP Figure 10, TCAP Special Flood Hazard Areas; Map My County, (Appendix A); Project Specific Water Quality Management Plan Tract No. 37153, prepared by Proactive Engineering, Update January 2017 (Original Draft – June 21, 2016) (Appendix G1, WQMP); and Tract No. 37153 Preliminary Drainage Study, prepared by Proactive Engineering, December 28, 2016 (Appendix G2, Drainage Study).*

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

The proposed Project site’s existing drainage pattern will be altered, due to the cut and fill activities associated with site grading. As detailed previously, the proposed detention basins mitigate the increased run-off flows in the post-development construction to at or below the pre-development flow values. The existing flows within the Temescal Canyon Wash along the southerly property including the existing vertical slopes will remain in the existing condition. The proposed entry street flows and Temescal Canyon Road flows will be picked up in a catch basin that has an MWS unit that treats the water prior to exiting the back of the catch basin into the existing Temescal Canyon Wash.

The proposed Project engineering plans have taken considerable care to ensure that future runoff patterns (local watersheds) are maintained and that the volume of water discharged will not exceed the current volumes as required by the County and Regional Boards. The detailed information supporting these findings is provided in the *WQMP*. Thus, the proposed Project will alter the drainage pattern but it will not alter the course of a stream or river and it will not substantially increase the rate or amount of surface runoff in a manner that will cause any significant flooding on- or off-site. Any impacts are considered less than significant. No mitigation is required.

- b) *Would the Project result in changes in absorption rates or the rate and amount of surface runoff?*

Less Than Significant Impact

This future impermeable surface can be compared to the existing site, which does not have any impervious surface within its boundaries. The proposed Project will install new stormwater treatment facilities, including new storm drains, a biotreatment modular wetland system, two (2)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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detention/bioretention basins, and structural and occupancy measures required to meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount. These facilities will also serve to allow water infiltration into the ground and minimize the amount of surface runoff leaving the site to not increase above existing runoff rates. Based on these findings, the Project will not cause a significant impact to onsite and offsite surface runoff as a result of the proposed change in absorption rates. No mitigation is required.

- c) *Would the Project 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)?*

No Impact

Implementation of the Project will not 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). According to TCAP Figure 10, *TCAP Special Flood Hazard Areas*, the Project site is not located in a dam inundation area. Portions of the TCAP are located within the inundation area of Prado Dam. Therefore, no flood hazards exist that would 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). No impacts are anticipated. No mitigation is required.

- d) *Would the Project result in changes in the amount of surface water in any water body?*

Less Than Significant Impact

Aside from the accumulations of water in two (2) detention/bioretention basins, the proposed Project is not forecast to substantially change the amount of surface water in any water body, including during future storms up to the 100-year runoff volume. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING. Would the Project:

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

Source(s): Riverside County General Plan website: <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>, and City of Corona General Plan website: <http://www.discovercorona.com/City-Departments/Community-Development/Planning-Division/FINAL-GP.aspx>.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) *Would the Project result in a substantial alteration of the present or planned land use of an area?*

Less Than Significant Impact

The proposed Project includes GPA 01203, which proposes to modify the General Plan Land Use Designation for Parcels 290-060-024 and -025 from Community Development: Business Park (CD:BP), 0.25 – 0.60 Floor Area Ratio (FAR); to Community Development: Medium High Density Residential (CD:MHDR), 5-8 dwelling units per acre. The current zoning classification for the Project site is Commercial Office (CO). CZ 07913 proposes to revise the current zoning classification on the Project site from Commercial Office (CO) to R-4 (Planned Residential) to allow for the proposed TR 37153.

Although the Project proposes to change the General Plan land use designation and zoning classification of the site, this change is not substantial since the proposed residential land use designation and zoning is compatible with surrounding existing and planned land uses. Additionally, the existing land use designation and zoning classification for non-residential use is less feasible and desirable at a location that is currently far from existing freeway access and that is amongst existing residential uses primarily. There still remains other undeveloped areas designated Community Development: Business Park (CD:BP), Community Development: Commercial Retail (CD:CR), and Community Development: Light Industrial (CD:LI) that can accommodate non-residential development to provide the services to serve residents in the area. These are primarily located close to freeway access.

The Project will be consistent with existing surrounding residential zoning designations of R-1 (north) and R-T to the west. There are appropriate distances between the existing uses to the east and south such that there will not be any compatibility issues. Therefore, implementation of the proposed Project will not result in a substantial alteration of the present or planned land use of an area. Any impacts are considered less than significant. No mitigation is required.

b) *Would the Project affect land use within a city sphere of influence and/or within adjacent city or county boundaries?*

Less Than Significant Impact

According to the City of Corona (City) General Plan Figure 12, *Sphere of Influence Land Use Plan*, the Project site is located within the City’s adopted Sphere of Influence (South). The City’s General Plan land use designation is Medium Residential (6-15 dwelling units per acre). This would be generally consistent with the proposed General Plan land use designation of Medium High Density Residential (MHDR), 5-8 dwelling units per acre. The Project is 5.6 dwelling units per acre and is generally limited from achieving greater density due to the drainage area along the southern portion of the site.

Based on this information, implementation of the Project would not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No mitigation monitoring is required.

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

Source(s): *Map My County, (Appendix A).*

Findings of Fact:

a) *Would the Project be consistent with the site's existing or proposed zoning?*

Less Than Significant Impact

The current zoning classification for the Project site is Commercial Office (CO). The Project is not consistent with this zoning classification. CZ 07913 proposes to revise the current zoning classification on the Project site from Commercial Office (CO) to R-4 (Planned Residential) to allow for the proposed TR 37153.

The Project, as designed, meets the proposed zoning development standards in terms of heights, setbacks, lot coverage, parking and landscaping.

Therefore, implementation of the proposed Project will be consistent with the site's proposed zoning. Any impacts are considered less than significant. No mitigation is required.

b) *Would the Project be compatible with existing surrounding zoning?*

No Impact

The following is the adjacent and surrounding zoning:

- North: One-Family Dwellings (R-1).
- South: Manufacturing – Service Commercial (M-SC).
- East: Vacant/I-15 right-of way and freeway.
- West: Mobilehome Subdivisions and Parks (R-T).

The Project will be consistent with existing surrounding residential zoning designations of R-1 (north) and R-T to the west. There are appropriate distances between the existing uses to the east and south such that there will not be any compatibility issues. Therefore, the Project will be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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compatible with the existing surrounding zoning. No impacts are anticipated. No mitigation is required.

c) *Would the Project be compatible with existing and planned surrounding land uses?*

No Impact

The following is the adjacent and surrounding Land Use Designation(s):

- North: Medium Density Residential (MDR)
- South: Light Industrial (LI)
- East: I-15 Freeway and Light Industrial (LI)
- West: Medium High Density Residential (MHDR)

The current General Plan Land Use Designation for the Project site is Business Park (BP). The Project is not consistent with this designation. GPA 01203 proposes to modify the General Plan Land Use Designation for Parcels 290-060-024 and -025 from Community Development: Business Park (CD:BP), 0.25 – 0.60 Floor Area Ratio (FAR); to Community Development: Medium High Density Residential (CD:MHDR), 5-8 dwelling units per acre to allow for the proposed TR 37153.

Although the Project proposes a change in the land use designation of the site, the proposed designation of Community Development: Medium High Density Residential (CD:MHDR) will be consistent with existing surrounding land use designations of Medium Density Residential (CD:MDR) to the north, and Medium High Density Residential (CD:MHDR) to the west.

The following is the adjacent and surrounding zoning:

- North: One-Family Dwellings (R-1).
- South: Manufacturing – Service Commercial (M-SC).
- East: Vacant/I-15 right-of way and freeway.
- West: Mobilehome Subdivisions and Parks (R-T).

The current zoning classification for the Project site is Commercial Office (CO). The Project is not consistent with this zoning classification. CZ 07913 proposes to revise the current zoning classification on the Project site from Commercial Office (CO) to R-4 (Planned Residential) to allow for the proposed TR 37153.

The Project will be consistent with existing surrounding residential zoning designations of R-1 (north) and R-T to the west. There are appropriate distances between the existing uses to the east and south such that there will not be any compatibility issues. Based on this information, the Project will be compatible with existing and planned surrounding land uses. No impacts are anticipated. No mitigation is required.

d) *Would the Project be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?*

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project includes GPA 01203, which proposes to modify the General Plan Land Use Designation for Parcels 290-060-024 and -025 from Community Development: Business Park (CD:BP), 0.25 – 0.60 Floor Area Ratio (FAR); to Community Development: Medium High Density Residential (CD:MHDR), 5-8 dwelling units per acre. With the approval of the GPA, the Project will be consistent with the land use designations and policies of the *General Plan* and the *TCAP*.

The Project site is not located within a specific plan area; therefore, this is not applicable.

Any impacts are considered less than significant. No mitigation is required.

e) *Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?*

No Impact

Residential uses exist in the surrounding area. There are no components of the proposed Project that would obstruct access to the community or divide the physical arrangement of the community. Additionally, there is no low-income or minority community on the Project site; therefore, this is not applicable. The Based on this information, Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES. Would the Project:

29. Mineral Resources.

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

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(s): *General Plan, Multipurpose Open Space Element, Figure OS-6, Mineral Resources Area (p. OS-41); Map My County, (Appendix A); Temescal Canyon Road Project Air Quality, Global Climate Change, and Health Risk Assessment Impact Analysis, prepared by Kunzman Associated, Inc., January 17, 2017, Revised June 14, 2017 (Appendix B, AQ/GHG/HRA); and Project Site Visit – June 8, 2017 by Matthew Fagan.*

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

a) *Would the Project 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?*

No Impact

The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on *General Plan Multipurpose Open Space Element*, Figure OS-6, “Mineral Resources Area,” the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include residential uses in an area where these uses currently exist, and will be the predominant future uses in the area. Therefore, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts are anticipated. No mitigation is required.

b) *Would the Project 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?*

No Impact

As stated in Section 29.a, above, the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include residential uses in an area where these uses currently exist, and will be the predominant future uses in the area. Therefore, implementation of the proposed 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. No impacts are anticipated. No mitigation is required.

c) *Would the Project be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?*

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following surface mining companies are located at 24980 Maitri Road, in the City of Corona: CEMEX Construction Materials Pacific LLC (SCAQMD Facility ID 43856), C.L. Pharris Trucking Inc. (SCAQMD Facility ID 29596), and Mayhew Aggregates and Mine Reclamation (SCAQMD Facility ID 166118), southerly of the Project site. The closest area of activity to the Project site is located at the CEMEX portion of the facility and is located approximately 623 feet from the closest proposed residential uses. These uses are buffered from the site by the distance as well as Temescal Canyon Road. No air quality issues were identified (reference discussion in Section 6.e). Therefore, implementation of the proposed Project will not result in an incompatible land use located adjacent to a State classified or designated area or existing surface mines. Impacts are considered less than significant. No mitigation is required.

d) *Would the Project expose people or property to hazards from proposed, existing or abandoned quarries or mines?*

Less Than Significant Impact

The following surface mining companies are located at 24980 Maitri Road, in the City of Corona: CEMEX Construction Materials Pacific LLC (SCAQMD Facility ID 43856), C.L. Pharris Trucking Inc. (SCAQMD Facility ID 29596), and Mayhew Aggregates and Mine Reclamation (SCAQMD Facility ID 166118), southerly of the Project site. The closest area of activity to the Project site is located at the CEMEX portion of the facility and is located approximately 623 feet from the closest proposed residential uses. These uses are buffered from the site by the distance as well as Temescal Canyon Road. No air quality issues were identified (reference discussion in Section 6.e). Based on a site visit, it was observed that the Project is not located adjacent to an abandoned surface mine or a quarry. These uses are buffered from the site by the distance as well as Temescal Canyon Road. No air quality issues were identified (reference discussion in Section 6.e). The surface mining companies are secured sites. There are no abandoned quarries or mines in proximity to the Project site. Therefore, implementation of the proposed Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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

f) For a project within the vicinity of a private airstrip, would the Project expose people residing or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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working in the Project area to excessive noise levels?

NA A B C D

Source(s): TCAP Figure 5, *Temescal Canyon Area Plan Airport Influence Area*, and **Figure 6, Aerial Photo.**

Findings of Fact:

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?*

No Impact

According to the TCAP Figure 5, *Temescal Canyon Area Plan Airport Influence Area*, the Project site is not located in an area which is governed by an airport master plan. The closest airport is the Corona Municipal Airport, located approximately 14 miles to the north of the Project site. The closest airport influence area stops at State Route 91, approximately 11 miles from the Project site. Based on this distance, the Project will not be subjected to noise from airplanes. No impacts are anticipated. No mitigation is required.

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?*

No Impact

The proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels from airplanes in association with a private airstrip. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Railroad Noise.

NA A B C D

Source(s): TCAP, TCAP, Figure 7, *Temescal Canyon Area Plan Circulation*, (p. 52); and **Figure 6, Aerial Photo.**

Findings of Fact:

No Impact

According to the TCAP (p. 36): "The Burlington Northern and Santa Fe Railway Company main track railroad runs northeast to northwest through the Area Plan. This line accommodates freight

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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transport and passenger service between the Riverside County area and points northwest. This line also provides a viable regional transportation option for residents, employees, and visitors to the area.”

TCAP Figure 7 shows a railroad line approximately easterly of the Project site, across I-15. The Project site is located approximately 800 feet to the west of this line. Based on a review of aerial photos, the right of way exists, but there are no tracks. This line is not operable.

Based on the distance from the operational line, no adverse railroad noise impacts are anticipated at the Project site. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise.

NA A B C D

Source(s): *Temescal Canyon Road Project Noise Impact Analysis*, prepared by Kunzman Associated, Inc., March 4, 2015 (**Appendix H1, NIA**); and *Temescal Canyon Road Project Noise Impact Analysis Update Letter*, prepared by Kunzman Associated, Inc., June 2017 (**Appendix H2, NIA Update**).

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

The proposed Project site is located westerly of I-15 and northerly of Temescal Canyon Road, which, according to the Riverside County General Plan, is classified as an Major Arterial with a 123'-133' right-of-way.

The County of Riverside Department of Public Health has published requirements for determining and mitigating traffic noise impacts to residential structures (November 23, 2009). Required noise standards are presented below

1. The Noise Element of the General Plan indicates that to avoid future noise hazard, the maximum capacity design standard for highways and major roads will be used for determining the maximum future noise level or, in the case of freeways and airports, the estimated conditions 20 years in the future.
2. The exterior noise level shall not exceed 65 Ldn/CNEL.
3. The interior noise levels in residential dwellings shall not exceed 45 Ldn/CNEL.

Exterior Noise

Figure 32-1, *Unmitigated Traffic Noise Levels (CNEL)*, shows the current noise impacts from I-15 and Temescal Canyon Road on the Project sight with the Project superimposed on the Project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown on **Figure 32-1**, ten specific residence sites will exceed outside noise levels without mitigation.

Figure 32-2, Mitigated Traffic Noise Levels (CNEL), shows the noise impacts from I-15 and Temescal Canyon Road on the Project sight with 6' and 8' walls incorporated as mitigation. With the incorporation of these walls, noise impacts will be reduced to a less than significant level (below the outside noise threshold of 65 dBA). **Mitigation Measure NOI-1** shall be incorporated that will require walls be installed, consistent with **Figure 32-2**, in order to mitigate noise impact to the Project.

Interior Noise

Taking into consideration required building setbacks and required construction of the proposed barriers, exterior noise levels at first and second story levels at future residential units are expected to be 65 dBA CNEL or lower with the incorporation of **Mitigation Measure NOI-1**. Standard residential building design (with windows closed) typically provides at least 20 dBA of attenuation; therefore, noise levels within the proposed residential units are not expected to exceed the County's interior noise standard of 45 dBA CNEL. Impacts are considered less than significant. No additional mitigation is required.

Mitigation:

Mitigation Measure NOI-1 Prior to the issuance of a building permit, the Project applicant shall prepare a subsequent noise analysis for review and approval by the Building and Safety department demonstrating that noise from I-15 and Temescal Canyon Road will be reduced to less than 65 dBA for exterior.

Monitoring: The Building and Safety Department shall review and approve subsequent plans.

33. **Other Noise.**

NA A B C D

Source(s): Project Site Visit – June 8, 2017 by Matthew Fagan; and **Figure 6, Aerial Photo.**

Findings of Fact:

No Impact

The proposed Project is not anticipated to be affected by other types of noise as listed above and below (Sections 30, 31, 32, and 34). No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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(s): *Temescal Canyon Road Project Noise Impact Analysis*, prepared by Kunzman Associates, Inc., March 4, 2015 (**Appendix H1, 2015 NIA**); Noise Letter Report for Temescal Canyon Residential Project, prepared by Kunzman Associates, Inc., June 17, 2017 (**Appendix H2, 2017 NIA Letter**); Section 9.52.020 of the County's Noise Regulation ordinance <http://www.rivcocob.org/ords/800/847.pdf>; and FTA Transit Noise & Vibration Assessment, Chapter 12, Construction, May, 2006 https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/FTA_Noise_and_Vibration_Manual.pdf

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LE_Q (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LE_Q is typically computed over 1-, 8-, and 24-hour sample periods.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

L_{DN} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and L_{DN} are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) *Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact

No permanent increases in ambient noise levels are anticipated during the construction phase of the Project. Construction by its nature is temporary. Construction related impacts to ambient noise levels are addressed below in Section 35.b).

Currently, noise from I-15 on adjacent residences (to the west of the Project site) may be in excess of 65dBA. The Project, once constructed will provide noise attenuation from I-15 to the existing residences to the west of the Project (as shown on **Figure 34-2**). This is seen as a beneficial aspect of the Project, as the 3 dBA and 5 dBA thresholds for ambient noise increase perception will not be increased, and may actually be decreased due to the Project.

Operational noise sources would be those typically associated with single-family residences (automobiles, landscaping equipment, occasional parties). The Project site is located in an area with existing and proposed single-family residences. Hence, there will be compatibility with the surrounding uses in terms of noise levels. Residential land uses are typically quiet in nature. Any impacts are considered less than significant.

Based on this information, the Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project. No mitigation is required.

b) *Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact with Mitigation Incorporated

Due to the proximity of adjacent residences, immediately west of the Project site, the potential exists for significant temporary noise impacts from the proposed Project. Temporary increases in ambient noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed. Precautions are taken to ensure the safety construction workers.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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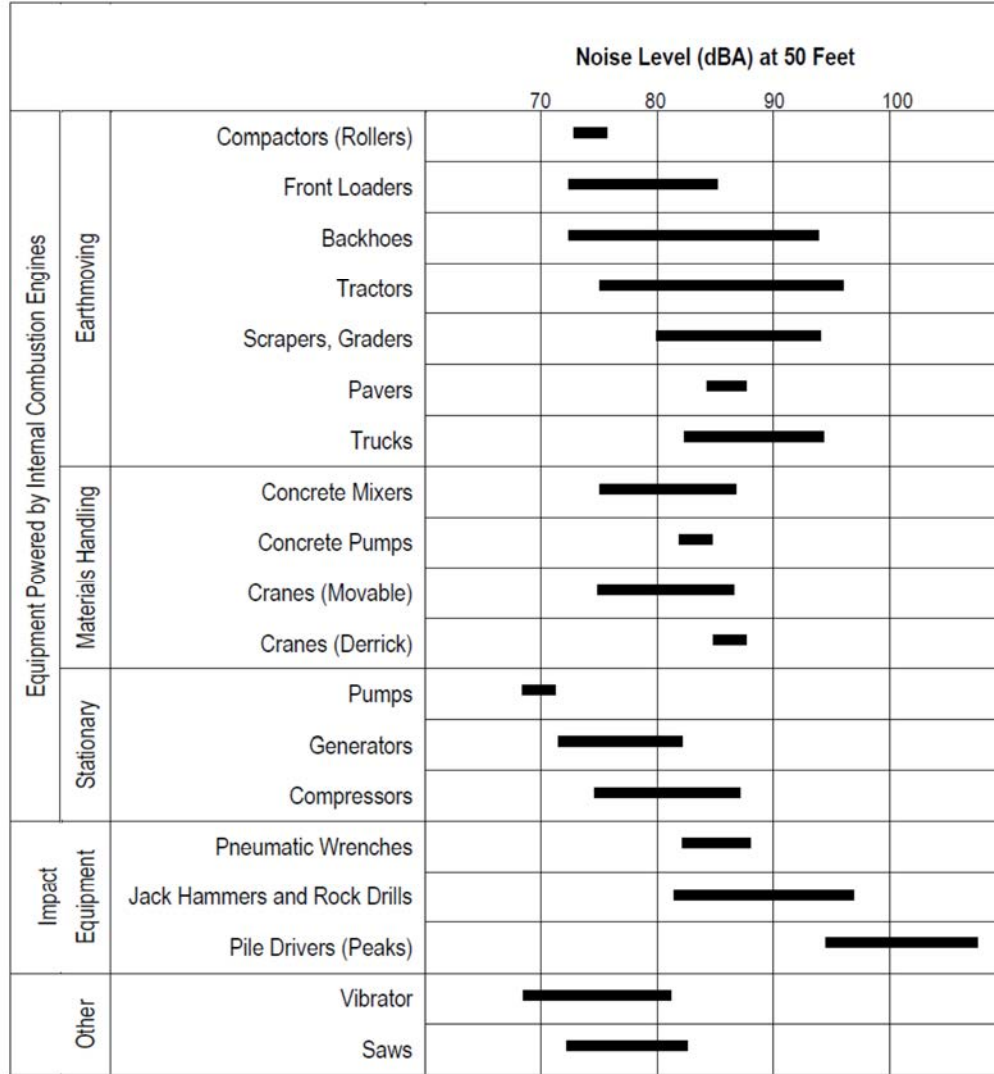
Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in the following stages:

- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

Table 34-1, *Typical Construction Equipment Noise Generation Levels*, below, shows the typical range of construction activity noise generation as a function of equipment used in various building phases. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB (A) at 50 feet from the source.

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

**Table 34-1
Typical Construction Equipment Noise Generation Levels**



Source: EPA PB 206717, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations."

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. The loudest earth-moving noise sources will, therefore, sometimes be detectable above the local background beyond 1,000 feet from the construction area. An impact radius of 1,000 feet or more pre-supposes a clear line-of-sight and no other machinery or equipment noise that would mask Project construction noise. With buildings and other topographical barriers to interrupt line-of-sight conditions, the potential “noise envelope” around individual construction sites is reduced. Construction noise impacts are, therefore, somewhat less than that predicted under idealized input conditions.

There are existing noise sensitive residential receivers directly west of the site. Construction noise is unavoidable and sensitive land uses adjacent to the Project site could potentially be impacted during construction activity. These noise impacts would be temporary and limited to the duration of the construction in any one location. However, these temporary impacts will cease once each Project component is completed. The Project is planned to be constructed in a single phase. **Mitigation Measures NOI-2**, below, which generally requires measures to reduce construction noise and vibrations emanating from the proposed Project via siting, types, maintenance and siting of construction equipment will be incorporated into the Project contract specifications to minimize noise nuisance impacts. With the implementation of **Mitigation Measure NOI-2**, impacts will be reduced to a less than significant level.

Operationally, the Project will result in noise sources typical of residential developments including personal vehicles, landscape equipment and delivery and service vehicles. Periodic noises that may be generated by the proposed parking lots include landscaping maintenance, solid waste disposal, conversations and/or yelling in parking lots, vehicle doors closing, and car alarms. These activities do not represent a substantial increase in periodic noise in the Project vicinity and are common in an urban environment. Periodic operational ambient noise increase will be less than significant.

- c) *Would the Project result in the 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?*

Less Than Significant Impact

Existing noise levels are shown on **Figure 34-1, Existing, Unmitigated Noise Levels**. As shown on this Figure, the northeast corner of the Project experiences noise levels above 75 dBA. The easterly, southerly northerly portions of the Project site, closes to I-15 and Temescal Canyon Road experience noise levels of 70-75 dBA. As you move internal to the Project site, further from these roadways, the westerly and southerly portions of the Project site experience noise levels of primarily in the 65-70 dBA range, with some limited portions of the Project site experiencing 60-65 dBA and less than 60 dBA.

As shown on **Figure 34-2, Mitigated Noise Levels**, noise levels internal to the Project with the incorporation of a 6’ high noise attenuation wall. This wall is included in the Project design. With incorporation of the walls, the majority of noise levels within the Project decrease to less than 60 dBA, with some area in the 60-65 dBA range. The County outside noise standard for this type of Project is 65dBA. This standard is met. The County inside noise standards for this

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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type of Project is 45dBA. This standard is met through standard home construction, which will attenuate noise 20 dBA.

Currently, noise from I-15 on adjacent residences (to the west of the Project site) may be in excess of 65dBA. As shown on **Figure 34-2**, the Project, once constructed will provide noise attenuation from I-15 to the existing residences to the west of the Project. This is seen as a beneficial aspect of the Project and existing noise levels at adjacent residences may actually be decreased due to the Project.

The Project will not result in the 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. Any impacts are considered less than significant. No mitigation is required.

- d) *Would the Project result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?*

Less Than Significant Impact

Temporary increases in ground-borne vibration or ground-borne noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed.

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. The proposed Project’s construction activities most likely to cause vibration impacts are:

- **Heavy Construction Equipment:** Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to building, the vibration is usually short-term and is not of sufficient magnitude to cause building damage. It is not expected that heavy equipment such as large bulldozers would operate close enough to any residences to cause a vibration impact; and
- **Trucks:** Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement. The effects of ground-borne vibration include discernible movement of building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. Within the “soft” sedimentary surfaces of much of southern California, ground vibration is quickly damped out. Because vibration is typically not an issue, very few jurisdictions have adopted vibration significance thresholds. Vibration thresholds have been adopted for major public works construction projects, but these relate mostly to structural protection (cracking foundations or stucco) rather than to human annoyance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Vibration is most commonly expressed in terms of the root mean square (RMS) velocity of a vibrating object when considering vibration annoyance potential. RMS velocities are expressed in units of vibration decibels. The range of vibration decibels (VdB) is as follows:

- 65 VdB - threshold of human perception
- 72 VdB - annoyance due to frequent events
- 80 VdB - annoyance due to infrequent events
- 100 VdB - minor cosmetic damage

To determine potential impacts of the Project's construction activities, estimates of vibration levels induced by the construction equipment at various distances are presented in **Table 34-2, Approximate Vibration Levels (VdB)**.

**Table 34-2
Approximate Vibration Levels (VdB)***

Equipment	25 feet	50 feet	100 feet	350 feet	1000 feet
Large Bulldozer	87	81	75	64	55
Loaded Truck	86	80	74	63	54
Jackhammer	79	73	67	56	47
Small Bulldozer	58	52	46	35	26
Pile Driver	93	87	81	70	61

* (FTA Transit Noise & Vibration Assessment, Chapter 12, Construction, May 2006)

The on-site construction equipment that will create the maximum potential vibration is a large bulldozer or loaded truck. The stated vibration source level in the FTA Handbook for such equipment is 81 VdB at 50 feet from the source. The nearest residential structures to the Project site, are approximately 10 feet from the nearest site perimeter and heavy equipment activity. Vibration levels from heavy equipment could be as high as 87 VdB at the closest existing residences which could cause annoyance due to infrequent events.

Neither the County's General Plan nor Zoning Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase.

Further, the impacts at the site of the closest sensitive receivers are unlikely to be sustained during the entire construction period, but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. To control noise impacts associated with the construction of the proposed Project, the County has established limits to the hours of operation. Section 9.52.020 of the County's Noise Regulation ordinance, indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. While this does not remove the impact, it does limit its timeframe it could occur to limit the impacts significance. Construction at the Project site will be restricted to daytime hours consistent with County requirements thereby eliminating potential vibration impact during the sensitive nighttime hours. Therefore, based on this information,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project will result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels; however, these impacts considered less than significant. No mitigation is required.

Mitigation:

Mitigation Measure NOI-2: Prior to the issuance of grading and building permits, respectively, the following notes shall be added to grading and building plans to include the following:

“During grading and construction, the Building and Safety Department shall verify that the following measures are implemented to reduce construction noise and vibrations, emanating from the proposed Project:

- During all Project site demolition, excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
- The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- Equipment shall be shut off and not left to idle when not in use.
- The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.
- The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.”

Monitoring: The Building and Safety Department shall monitor during grading and construction activities.

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?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Site Visit – June 8, 2017 by Matthew Fagan; *Map My County, (Appendix A)*; and *TCAP Table 2, Statistical Summary of Temescal Canyon Area Plan.*

Findings of Fact:

a) *Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant. There are no structures or housing on the site. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

b) *Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?*

No Impact

The proposed Project is a residential subdivision and, as such, supplies housing and does not create any additional demand for housing. Based on the setting for the Project, type of development, and size of units proposed, it is anticipated that the proposed Project would contribute to the supply of homes for those with above moderate income. It would not provide housing affordable to those with lower income. Therefore, implementation of the proposed Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income. No impacts are anticipated. No mitigation is required.

c) *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant. Therefore, implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

d) *Would the Project affect a County Redevelopment Project Area?*

No Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Since the dissolution of redevelopment areas statewide, there are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot affect a County Redevelopment Project Area. No impacts are anticipated. No mitigation is required.

e) *Would the Project cumulatively exceed official regional or local population projections?*

Less Than Significant Impact

The Project proposes 83 single-family residences, and would have a build-out population of approximately 254 persons (based on 3.06 persons per single-family residential household). The addition of 254 new residents into the TCAP would be approximately 0.43 percent of the TCAPs anticipated population of 58,164 persons at buildout. Although the project proposes to change the General Plan land use designation from a non-residential to residential designation, the proposed change and implementing development from it would be accommodating existing growth and would not be substantial enough of a change to reasonably exceed population projections. While this represents an incremental increase, any impacts would be considered less than significant. No mitigation is required.

f) *Would the Project 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)?*

Less Than Significant Impact

The Project proposes 83 single-family residences, and would have a build-out population of approximately 254 persons (based on 3.06 persons per single-family residential household). Direct impacts from people moving to the area were determined to be incremental, yet less than significant. All roadways in the area will developed per County standards to provide adequate facilities to meet the already planned growth for the area. Utilities and other infrastructure are available to the Project site. The current General Plan Land Use Designation on the site is Business Park (BP). Therefore, development was anticipated on the site under the General Plan. The General Plan amendment to Medium High Density Residential would not result in a substantial change in terms of directly inducing substantial population growth in an area. The Project proposes 83 single-family residences and would have a build-out population of approximately 254 persons (based on 3.06 persons per single-family residential household). The addition of 254 new residents into the TCAP would be approximately 0.43 percent of the TCAPs anticipated population of 58,164 persons at buildout. While this represents a potential increase in the buildout potential of the area, it would not be substantial enough relative to the total buildout currently anticipated to be determined as an inducement of substantial population growth. This change in land use designation alone would not necessarily induce substantial population growth elsewhere since other locations would have to comply with the General Plan and there are no facilities proposed that would accommodate additional growth that isn't already anticipated by the General Plan.

Temescal Canyon Road will be developed in accordance with the General Plan Circulation Element. Since this roadway was anticipated under the General Plan, the Project will not indirectly induce substantial population growth in an area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on this, implementation of the Project will not induce substantial population growth in an area, either directly (for example, by proposing new homes, and businesses, road extensions, etc.) or indirectly (for example, through extension of roads or other infrastructure). Any impacts would be considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program); and Google Maps.

Findings of Fact:

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 fire services?

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is Fire Station #64, located at 25310 Campbell Ranch Rd, Corona, CA 92883. This station is located approximately 2 miles southeast of the Project site.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 6 – Temescal Canyon. DIF for single family residential for fire protection will be required prior to the issuance of a certificate of occupancy. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance.

Payment of the DIF is required and is not considered unique mitigation under CEQA. Impacts from implementation of the proposed Project that would 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 fire services, are considered incremental, and less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No mitigation monitoring is required.

37. Sheriff Services.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

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 sheriff services?

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction along the Interstate 15 and Interstate 215 freeways.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to sheriff services. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 6 – Temescal Canyon. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate Development Impact Fee (DIF) set forth in the Ordinance.

Payment of the DIF is required and is not considered unique mitigation under CEQA. Impacts from implementation of the proposed Project that would 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 sheriff services, are considered incremental, and less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Schools.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Corona-Norco Unified School District web site:
<http://www.cnusd.k12.ca.us/cms/lib/CA01001152/Centricity/domain/15/documents/District%20Map1.pdf>,
<http://www.cnusd.k12.ca.us/Page/319>;and
<http://www.cnusd.k12.ca.us/Page/333>.

Findings of Fact:

Less Than Significant Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the proposed Project will result in an incremental impact on the demand for school services. The proposed Project is located with the Corona-Norco Unified School District (CNUSD). According to the CNUSD web-site, the Corona-Norco Unified School District is a K-12 unified school district. The District was established in 1948 and has grown to approximately 54,000 students.

The following student generation factors are utilized by CNUSD for single-family detached units:

- Elementary school: 0.3666/dwelling unit
- Middle school: 0.1138/dwelling unit
- High school: 0.2366/dwelling unit

Based on 83 residential units, the Project will generate the following number of students, below. In practical terms, these numbers would be added to other projects; since you cannot have a “fraction” of a student.

- Elementary school: 30.4
- Middle school: 9.5
- High school: 19.6

Impacts to CNUSD facilities will be offset through the payment of impact fees to the CNUSD, prior to the issuance of a building permit. According to the “Developer Fees” page of the CNUSD web-site, residential rates are currently \$3.48 per square foot. This fee is subject to change, and the applicable fees, at time of building permit issuance, shall apply. This is a standard condition and not considered unique mitigation under CEQA. After payment of the impact fee, any impacts will be considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

39. Libraries.

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

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 libraries?

Less Than Significant Impact

Library impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 6 – Temescal Canyon. Prior to the issuance of a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance.

With payment of the DIF, any impacts from implementation of the proposed Project that would 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 library services, are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Health Services.

Source(s): *General Plan.*

Findings of Fact:

Less Than Significant Impact

The Project proposes 83 single-family residences on 14.8 acres, and would have a build-out population of approximately 254 persons (based on 3.06 persons per single-family residential household). The proposed General Plan Land Use Plan designation of Community Development: Medium High Density Residential (CD:MHDR), 5-8 dwelling units/acre could allow a population ranging from approximately 226 people (at the bottom of the density range), up to 363 people (at the top of the density range). This increase in population to the Project area will create a need for additional health and medical services.

The Riverside County General Plan EIR states that impacts to medical facilities will be significant as a result of population increase. The following General Plan EIR Mitigation Measure (4.15.7A) was adopted with the County's General Plan in 2003 to aid in the reduction of significant impacts: Mitigation Measure (4.15.7A):

Riverside County shall perform a periodic medical needs assessment to evaluate the current medical demand and level of medical service provided within each Area Plan. A periodic medical needs assessment shall be conducted every three years.

As the County's population grows, new medical facilities will be required to provide health and medical services for an expanded population. Since the Project to change the existing County's General Plan Land Use Plan designation of Community Development: Commercial Office (CD:CO) to Community Development: Medium High Density Residential (CD:MHDR), the proposed Project would impact the County-wide health and medical facilities to a greater degree than was anticipated in the Riverside County General Plan.

Medical offices, urgent care clinics, local medical services, hospital beds and major facilities, such as trauma units and emergency rooms are available within proximity of the Project site. This fact, coupled with the Periodic Medical Needs Assessment, which is required by Mitigation Measure

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4.15.7A of the County General Plan EIR, can ensure that adequate health and medical services are available to the Project residents. Based on this analysis, the potential impacts related to health services are considered less than significant. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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 C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source(s): Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program); and Parks and Open Space Department Review.

Findings of Fact:

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?*

Less Than Significant Impact

The Project proposes 83 single-family residences on 14.8 acres, and would have a build-out population of approximately 254 persons (based on 3.06 persons per single-family residential household). This increase in population to the Project area will have a direct impact upon recreational facilities. Private recreational facilities are provided on-site and are included in the analysis for the Project. Section 10.35 A, B, and C of Ordinance No. 460 state the following as it pertains to parkland dedication:

“A. This section is adopted pursuant to Section 66477 of the Government Code which provides for the dedication of land or the payment of fees in lieu thereof for park and recreational facilities as a condition of approval of a tentative map or parcel map;

B. Whenever land that is proposed to be divided for residential use lies within the boundaries of a public agency designated to receive dedications and fees

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pursuant to this section, a fee and/or the dedication of land shall be required as a condition of approval of the division of land;

- C. It is hereby found and determined by the Board of Supervisors that the public interest, convenience, health, welfare, and safety requires that three acres of land for each 1,000 persons residing within the County of Riverside shall be devoted to neighborhood and community park and recreational facilities unless a Community Parks and Recreation Plan, as approved by the Board of Supervisors, determines that the amount of existing neighborhood and community park area exceeds that limit, in which case the Board determines that the public interest, convenience, health, welfare and safety requires that a higher standard, not to exceed five acres of land per 1,000 persons residing within the County, shall be devoted to neighborhood and community park and residential purposes.”

The Project would generate the need for 1.27 acres (at 5 acres per 1,000 persons). Since only private facilities are provided on-site, the payment of in-lieu fees will be required. These in-lieu fees can be used for acquisition of land and construction of park facilities to help offset the incremental impact this project has. Such future parks would be required to be analyzed based on the specifics of that project on location and design when it is proposed.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to parks. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 6 – Temescal Canyon. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Payment of the DIF are required, and is not considered unique mitigation under CEQA.

Impacts from implementation of the proposed Project that would require construction or expansion of recreational facilities which might have an adverse physical effect on the environment, are considered incremental, and less than significant after payment of in-lieu parkland fees and the DIF. No mitigation is required.

- 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?*

Less Than Significant Impact

The Project would generate the need for 1.27 acres (at 5 acres per 1000 residents). Since only private facilities are provided on-site, the payment of in-lieu fees will be required. The Project is located in County Service Area 152 (CSA 152) and is subject to Quimby Fees. Project impacts would be incremental to existing and proposed facilities. Quimby fee payment will offset incremental impacts of project on existing facilities by partially funding construction of new parks.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF, and Quimby Fees, any impacts from implementation of the proposed Project, that would 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, are considered less than significant. No mitigation is required.

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)?*

Less Than Significant Impact

The Project is located in County Service Area 152 (CSA 152). County Service Areas (CSAs) are an alternative method of providing governmental services by the County within unincorporated areas to provide extended services such as sheriff protection, fire protection, local park maintenance services, water and sewer services, ambulance services, streetlight energy services, landscape services and street sweeping. The governing body, which is established by law to administer the operation of CSAs, is the Riverside County Board of Supervisors.

The Project would generate the need for 1.27 acres (at 5 acres per 1000 residents). Since only private facilities are provided on-site, the payment of in-lieu fees will be required.

Since the Project is located in a CSA and is subject to Quimby Fees, any impacts would be incremental. Impacts would be considered less than significant after payment of in-lieu parkland fees. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

42. Recreational Trails.

Source(s): TCAP Figure 8, *Temescal Canyon Area Plan Trails and Bikeway System*; **Figure 1, TR 37153**; and National Park Service website: <https://www.nps.gov/juba/index.htm>

Findings of Fact:

Less Than Significant Impact

According to TCAP Figure 8, *Temescal Canyon Area Plan Trails and Bikeway System*, a “historic trail” (Southern Immigrant Trail, Juan Batista De Anza National Historic Trail) is generally located along Temescal Canyon Road. The Juan Bautista de Anza National Historic Trail is a 1,210-mile (1,950 km) National Park Service unit in the United States National Historic Trail and National Millennium Trail programs. The trail route extends from Nogales on the U.S.-Mexico border in Arizona, through the California desert and coastal areas in Southern California and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Central Coast region to San Francisco. As shown in Sections 'A-A' through 'C-C' of TR 37153, a 10' wide, multi-purpose trail (hiking and biking), consisting of decomposed granite (DG) will be installed on the north side of Temescal Canyon Road, adjacent to the Project's southerly property line. This will serve as an addition to the Juan Bautista de Anza National Historic Trail. Therefore, implementation of the proposed Project will not impact recreational trails. With the inclusion of the trail, less than significant impacts are anticipated to recreational trails. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRANSPORTATION/TRAFFIC. Would the Project:

43. Circulation.

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

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

Source(s): *General Plan; TCAP Figure 8, Temescal Canyon Area Plan Trails and Bikeway System; Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County Of Riverside, As Amended Through Ordinance No. 348.4818); Temescal Canyon Road Project Traffic Impact Analysis, prepared by Kunzman Associated, Inc., December 7, 2016 (Appendix I1,*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TIA); Update Letter, prepared by Kunzman Associated, Inc., June 19, 2017 (**Appendix I2, Update Letter**); **Figure 1, TR 37153**; *General Plan* Figure S-20, *Airport Locations*, (p. S-73); *Map My County*, (**Appendix A**); *TCAP* Figure 5, *Temescal Canyon Area Plan Airport Influence Area*; **Figure 6, Aerial Photo**; Riverside Transit Agency (RTA) website; Riverside County Transportation Commission website; Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program); Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); and Project conditions of approval.

Findings of Fact:

It should be noted that the previous original Project submitted to the County consisted of 88 single family detached residential dwelling units. Subsequent to the preparation of the *TIA*, the scope of the Project has been reduced from 88 to 83 dwelling units. According to the *Update Letter*, this reduction should have diminishing effects on the impacts such that the change is negligible to the *TIA*. The Levels of Service for the “with project” traffic conditions in the tables and the analysis worksheets within the appendix are for the original “worst case.” The analysis below was based on 88 dwelling units; however, the current Project has 83 dwelling units.

- a) *Would the Project 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?*

Less Than Significant Impact

Existing Conditions

Area Roadway System

Roadways that will be utilized by the development or included in the study area include: Temescal Canyon Road, Campbell Ranch Road, Indian Truck Trail, Lawson Road, and Trilogy Parkway.

1. Temescal Canyon Road.

This north-south two lane undivided to four lane divided roadway is classified as a Collector (74 foot right of way) from I-15 SB Ramps to Trilogy Parkway and a Major Highway (118 foot right-of-way) north and south of that segment on the County of Riverside General Plan Circulation Element in the Project study area. This roadway is classified as a Major Arterial (4 Lane) from the I-15 Freeway NB Ramps to Lawson Road and a Secondary (4 Lane) north and south of that segment on the City of Corona Circulation Element. It currently carries approximately 1,200 to 14,300 vehicles per day in the Project study area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Campbell Ranch Road.

This north-south four lane divided roadway is classified as a Major Highway (118 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 5,400 to 12,500 vehicles per day in the Project study area.

3. Indian Truck Trail.

This east-west four lane divided roadway is classified as an Urban Arterial (152 foot right-of-way) on the County of Riverside General Plan Circulation Element. It currently carries approximately 2,400 to 12,000 vehicles per day in the Project study area.

4. Trilogy Parkway.

This east-west four lane divided roadway is classified as a Major Highway (118 foot right-of-way) on the County of Riverside General Plan Circulation Element. This roadway is classified as a Secondary (4 Lane) on the City of Corona Circulation Element. It currently carries approximately 2,500 vehicles per day in the Project study area.

5. Lawson Road.

This east-west two lane undivided roadway is not classified on the County of Riverside General Plan Circulation Element. This roadway is classified as a Secondary (4 Lane) on the City of Corona Circulation Element. It currently carries approximately 1,600 vehicles per day in the Project study area.

Figure 43-1, Existing Through Travel Lanes and Intersection Controls, identifies the existing roadway conditions for Project study area roadways. The number of through lanes for existing roadways and the existing intersection controls are identified.

Existing Average Daily Traffic Volumes

Figure 43-2, Existing Average Daily Traffic Volumes, depicts the Existing average daily traffic volumes. Existing average daily traffic volumes were obtained from the 2014 Traffic Volumes on California State Highways by the California Department of Transportation and factored from peak hour counts obtained by Kunzman Associates, Inc. in March and April 2015 (see Appendix C of the TIA), using the following formula for each intersection leg:

$$\text{PM Peak Hour (Approach + Exit Volume)} \times 12 = \text{Leg Volume.}$$

This is a conservative estimate and may over-estimate the average daily traffic volumes. The larger of the traffic census data or the factored average daily traffic volume are shown on **Figure 43-2**.

Existing intersection traffic conditions were established through morning and evening peak hour traffic counts obtained by Kunzman Associates, Inc. from March and April 2015 (see Appendix C of the TIA) and shown on **Figure 43-3, Existing Morning Peak Hour Intersection Turning Movement Volumes**, and **Figure 43-4, Existing Evening Peak Hour Intersection Turning Movement Volumes**, respectively. The morning and evening peak hour traffic volumes were identified by counting the two-hour periods from 7:00 AM – 9:00 AM and 4:00 PM – 6:00 PM. Explicit peak hour factors have been calculated using the data collected for this effort as well.

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

Existing Intersection Delay

The existing delay and Level of Service for intersections in the vicinity of the project are shown in **Table 43-1, Existing Intersection Delay and Level of Service**, below. The Project study area intersections currently operate within acceptable Levels of Service during the peak hours for Existing traffic conditions. The definition of an intersection deficiency has been obtained from the *General Plan*. The *General Plan* states that peak hour intersection operations of Level of Service C or better are generally acceptable along all County maintained roads and conventional state highways. As an exception, Level of Service D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways, conventional state highways or freeway ramp intersections.

Existing delay worksheets are provided in Appendix D of the TIA.

**Table 43-1
Existing Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control ²	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Temescal Canyon Road (NS) at: Lawson Road (EW) -#1	County	CSS	0.5	0.5	0	0	0.5	0.5	1	0	d	0	0	0	21.2-C	17.7-C
Trilogy Parkway (EW) -#2	County	TS	1	1	0	0	1	1	1	0	1	0	0	0	9.1-A	10.1-B
Campbell Ranch Road (NS) at: Temescal Canyon Road (EW) -#4	County	TS	1	0	1	0	0	0	0	1	1	1	1	0	22.2-C	14.1-B
Indian Truck Trail (EW) -#5	County	TS	1	2	1>	2	1.5	0.5	0	1	0	1.3	0.3	1.3	15.0-B	15.9-B
I-15 Freeway SB Ramps (NS) at: Temescal Canyon Road (EW) -#6	Caltrans	TS	0	0	0	0.5	0.5	1	0	1	1>>	1	1	0	21.7-C	21.0-C
Indian Truck Trail (EW) -#7	Caltrans	TS	0	0	0	1	0.5	1.5	0	3	1	1	2	0	13.2-B	14.2-B
I-15 Freeway NB Ramps (NS) at: Temescal Canyon Road (EW) -#8	Caltrans	TS	0	1	0	0	0	0	1	2	0	0	2	1>>	43.8-D	16.7-B
Indian Truck Trail (EW) -#9	Caltrans	TS	1.3	0.3	1.3	0	0	0	2	2	0	0	2	1	16.5-B	15.3-B

Source: Table 1 of TIA, Appendix I1

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right Turn; > = Right Turn Overlap; >> = Free Right Turn.

² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ CSS = Cross Street Stop; TS = Traffic Signal.

Project Trip Generation

Table 43-2, Project Trip Generation, below, shows the Project trip generation based upon rates obtained from the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012. Trip generation rates were determined for daily trips, morning peak hour inbound and outbound trips, and evening peak hour inbound and outbound trips for the proposed land use. The Project trip forecast was determined by multiplying the trip generation rates by the land use quantity.

As shown in **Table 43-2**, the proposed Project is projected to generate approximately 838 daily

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

vehicle trips of which 67 will occur during the morning peak hour and 88 will occur during the evening peak hour.

**Table 43-2
Project Trip Generation¹**

Land Use	Quantity	Units ²	Morning			Evening			Daily
			Inbound	Outbound	Total	Inbound	Outbound	Total	
<i>Trip Generation Rates</i>									
Single-Family Detached Residential		DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52
<i>Trips Generated</i>									
Single-Family Detached Residential	88	DU	17	50	67	55	33	88	838

Source: Table 2 of TIA, Appendix I1.

¹ ITE = Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012; Land Use Code 210.

² DU = Dwelling Units.

Trip Distribution

Figure 43-5, Project Trip Distribution - Inbound, and **Figure 43-6, Project Trip Distribution - Outbound**, contain the directional distributions of the Project trips for the proposed land use. To determine the trip distributions for the proposed Project, peak hour traffic counts of the existing directional distribution of traffic for existing areas in the vicinity of the Project site, and other additional information on future development and traffic impacts in the area were reviewed.

Trip Assignment

Based on the identified trip generation and distributions, Project average daily traffic volumes have been calculated and shown on **Figure 43-7, Project Average Daily Traffic Volumes**. Morning and evening peak hour intersection turning movement volumes expected from the Project are shown on **Figure 43-8, Project Morning Peak Hour Intersection Turning Movement Volumes**, and **Figure 43-9, Project Evening Peak Hour Intersection Turning Movement Volumes**, respectively.

Impact Analysis

To assess future traffic conditions, existing traffic is combined with ambient growth, other development, and Project traffic. The opening year for analysis purposes in the TIA is 2017.

Method of Projection

1. Background Traffic

To assess background traffic conditions, existing traffic is combined with ambient growth, and other development traffic. The opening year for analysis purposes in the TIA is 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Ambient Growth

To account for ambient growth on roadways, Opening Year (2017) traffic volumes have been calculated based on a “conservative” 2.0 percent annual growth rate of existing traffic volumes over a two (2) year period.

3. Other Development

Potential developments within the Project study area are included in the analysis if they are not currently built, they are approved, their approval has not expired, and they would contribute trips to the study area intersections.

Table 43-3, Other Development Trip Generation, lists the proposed land uses for the other developments (see **Figure 43-10, Other Development Location Map**), and shows the daily and peak hour vehicle trips generated by the other development in the Project study area.

**Table 43-3
Other Development Trip Generation**

Project Name ²	Land Use	Quantity	Units ³	Peak Hour						Daily
				Morning			Evening			
				Inbound	Outbound	Total	Inbound	Outbound	Total	
1	Commercial Retail	10,000	TSF	6	4	10	18	19	37	427
	Amusement Park	0.5	AC	0	0	0	1	1	2	38
	Subtotal			6	4	10	19	20	39	465
2	TR 36316 Single-Family Detached Residential	87	DU	16	49	65	55	32	87	828
3	TR 36317 Single-Family Detached Residential	94	DU	18	53	71	59	35	94	895
Total				46	110	156	152	107	259	2,653

Source: Table 4 of TIA, Appendix I1.

¹ ITE = Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012; Land Use Codes 820, 210 and 480.

² Source: County of Riverside.

³ TSF = Thousand Square Feet; AC = Acres; DU = Dwelling Units.

Intersection Delay and Level of Service

Delay calculation worksheets are provided in Appendix D of the TIA for following traffic condition scenarios:

1. Existing Plus Project

The Existing Plus Project delay and Level of Service for the study area roadway network are shown in **Table 43-4, Existing Plus Project Intersection Delay and Level of Service**, below. **Table 43-4** shows delay values based on the geometrics at the study area intersections without and with improvements. For Existing Plus Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours.

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

**Table 43-4
Existing Plus Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Temescal Canyon Road (NS) at:																
Lawson Road (EW) -#1	County	CSS	0.5	0.5	0	0	0.5	0.5	1	0	d	0	0	0	22.1-C	18.2-C
Trilogy Parkway (EW) -#2	County	TS	1	1	0	0	1	1	1	0	1	0	0	0	9.2-A	10.1-B
Project Access (NS) at:																
Temescal Canyon Road (EW) -#3	County	CSS	0	0	0	1	0	1	1	1	0	0	1	0	15.8-C	11.5-B
Campbell Ranch Road (NS) at:																
Temescal Canyon Road (EW) -#4	County	TS	1	0	1	0	0	0	0	1	1	1	1	0	23.8-C	15.1-B
Indian Truck Trail (EW) -#5	County	TS	1	2	1>	2	1.5	0.5	0	1	0	1.3	0.3	1.3	15.2-B	16.0-B
I-15 Freeway SB Ramps (NS) at:																
Temescal Canyon Road (EW) -#6	Caltrans	TS	0	0	0	0.5	0.5	1	0	1	1>>	1	1	0	22.6-C	21.9-C
Indian Truck Trail (EW) -#7	Caltrans	TS	0	0	0	1	0.5	1.5	0	3	1	1	2	0	13.9-B	14.3-B
I-15 Freeway NB Ramps (NS) at:																
Temescal Canyon Road (EW) -#8	Caltrans	TS	0	1	0	0	0	0	1	2	0	0	2	1>>	43.8-D	16.7-B
Indian Truck Trail (EW) -#9	Caltrans	TS	1.3	0.3	1.3	0	0	0	2	2	0	0	2	1	16.5-B	15.6-B

Source: Table 5 of TIA, Appendix I1.

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right Turn; > = Right Turn Overlap; >> = Free Right Turn; **BOLD** = Improvement.

² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average for intersection delay and level of service are shown for intersections with traffic signal or all way stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ CSS= Cross Street Stop; TS= Traffic Signal.

For on-site roadway improvements, the Project will be required to construct Temescal Canyon Road from the west project boundary to east project boundary at its ultimate half-section width including an eastbound 150 foot left turn lane on Temescal Canyon Road at the Project. More specifically, the Temescal Canyon Road ROW varies from 123' to 133' (adjacent to the Campbell Ranch Road intersection). Temescal Canyon Road is described as follows, based on 3 sections provided on TR 37153 (A'-A', B'-B', and C'-C').

A'-A' and B'-B'

- 80' ROW (existing);
- 123' ROW (ultimate);
- 30' of existing pavement (to remain);
- 32' of pavement to be added (adjacent to Project site);
- 26'-wide parkway:
 - 4'-wide parkway (street adjacent);
 - 5'-wide sidewalk;
 - 4'-wide parkway (behind sidewalk);
 - 10'-wide multi-purpose decomposed granite trail; and
 - 3'-wide additional parkway.

C'-C'

- 80' ROW (existing);
- 133' ROW (ultimate);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 52' of existing pavement (to remain);
- 34' of pavement to be added (adjacent to Project site);
- 26'-wide parkway:
 - 4'-wide parkway (street adjacent);
 - 5'-wide sidewalk;
 - 4'-wide parkway (behind sidewalk);
 - 10'-wide multi-purpose decomposed granite trail; and
 - 3'-wide additional parkway.

In addition, the developer will be required to pay the County of Riverside's Development Impact Fee (DIF) and the regional Transportation Uniform Mitigation Fee (TUMF) to address the direct and cumulative environmental effects generated by new development projects.

2. Existing Plus Ambient Growth Plus Project

The Existing Plus Ambient Growth Plus Project delay and Level of Service for the study area roadway network are shown in **Table 43-5, Existing Plus Ambient Growth Plus Project Intersection Delay and Level of Service**. **Table 43-5** shows delay values based on the geometrics at the Project study area intersections without and with improvements.

For Existing Plus Ambient Growth Plus Project traffic conditions, the Project study area intersections are projected to operate within acceptable Levels of Service during the peak hours.

**Table 43-5
Existing Plus Ambient Growth Plus Project Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²	
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening
			L	T	R	L	T	R	L	T	R	L	T	R		
Temescal Canyon Road (NS) at:																
Lawson Road (EW) -#1	County	CSS	0	1	0	0	1	0	0	1	0	0	0	0	23.9-C	19.1-C
Trilogy Parkway (EW) -#2	County	TS	1	1	0	0	1	1	1	0	1	0	0	0	9.3-A	10.2-B
Project Access (NS) at:																
Temescal Canyon Road (EW) -#3	County	CSS	0	0	0	1	0	1	1	1	0	0	1	0	16.3-C	11.6-B
Campbell Ranch Road (NS) at:																
Temescal Canyon Road (EW) -#4	County	TS	1	0	1	0	0	0	0	1	1	1	1	0	25.2-C	15.4-B
Indian Truck Trail (EW) -#5	County	TS	1	2	1>	2	1.5	0.5	0	1	0	1.3	0.3	1.3	15.3-B	16.2-B
I-15 Freeway SB Ramps (NS) at:																
Temescal Canyon Road (EW) -#6	Caltrans	TS	0	0	0	0.5	0.5	1	0	1	1>>	1	1	0	23.9-C	23.0-C
Indian Truck Trail (EW) -#7	Caltrans	TS	0	0	0	1	0.5	1.5	0	3	1	1	2	0	14.0-B	14.4-B
I-15 Freeway NB Ramps (NS) at:																
Temescal Canyon Road (EW) -#8	Caltrans	TS	0	1	0	0	0	0	1	2	0	0	2	1>>	50.8-D	16.9-B
Indian Truck Trail (EW) -#9	Caltrans	TS	1.3	0.3	1.3	0	0	0	2	2	0	0	2	1	16.6-B	15.6-B

Source: Table 6 of TIA, Appendix 11.

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right Turn; > = Right Turn Overlap; >> = Free Right Turn; **BOLD** = Improvement.

² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average for intersection delay and level of service are shown for intersections with traffic signal or all way stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ CSS= Cross Street Stop; TS= Traffic Signal.

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

3. Existing Plus Ambient Growth Plus Project Plus Cumulative

The Existing Plus Ambient Growth Plus Project Plus Cumulative delay and Level of Service for the study area roadway network are shown in **Table 43-6, Existing Plus Ambient Growth Plus Project Plus Cumulative Intersection Delay and Level of Service**. Table 43-6 shows delay values based on the geometrics at the study area intersections without and with improvements.

For Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions, the Project study area intersections are projected to operate within acceptable Levels of Service during the peak hours.

**Table 43-6
Existing Plus Ambient Growth Plus Project Plus Cumulative Intersection Delay and Level of Service**

Intersection	Jurisdiction	Traffic Control ³	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²			
			Northbound			Southbound			Eastbound			Westbound			Morning	Evening		
			L	T	R	L	T	R	L	T	R	L	T	R				
Temescal Canyon Road (NS) at: Lawson Road (EW) -#1 -Without Improvements	County	CSS	0	1	0	0	1	0	0	1	0	0	0	0	0	0	24.8-C	20.1-C
-With Improvements		TS	0	1	0	0	1	0	0	1	0	0	0	0	0	0	20.6-C	17.8-B
Trilogy Parkway (EW) -#2	County	TS	1	1	0	0	1	1	1	0	1	0	0	0	0	9.3-A	10.2-B	
Project Access (NS) at: Temescal Canyon Road (EW) -#3	County	CSS	0	0	0	1	0	1	1	1	0	0	1	0	0	16.6-C	11.9-B	
Campbell Ranch Road (NS) at: Temescal Canyon Road (EW) -#4	County	TS	1	0	1	0	0	0	0	1	1	1	1	0	0	26.3-C	15.9-B	
Indian Truck Trail (EW) -#5	County	TS	1	2	1>	2	1.5	0.5	0	1	0	1.3	0.3	1.3	0	15.7-B	16.7-B	
I-15 Freeway SB Ramps (NS) at: Temescal Canyon Road (EW) -#6	Caltrans	TS	0	0	0	0.5	0.5	1	0	1	1>>	1	1	0	0	24.1-C	23.4-C	
Indian Truck Trail (EW) -#7	Caltrans	TS	0	0	0	1	0.5	1.5	0	3	1	1	2	0	0	14.6-B	14.6-B	
I-15 Freeway NB Ramps (NS) at: Temescal Canyon Road (EW) -#8	Caltrans	TS	0	1	0	0	0	0	1	2	0	0	2	1>>	0	51.4-D	17.0-B	
Indian Truck Trail (EW) -#9	Caltrans	TS	1.3	0.3	1.3	0	0	0	2	2	0	0	2	1	0	17.6-B	15.8-B	

Source: Table 7 of TIA, Appendix I1.

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; d = De Facto Right Turn; > = Right Turn Overlap; >> = Free Right Turn; **BOLD** = Improvement.

² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average for intersection delay and level of service are shown for intersections with traffic signal or all way stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ CSS= Cross Street Stop; TS= Traffic Signal.

The unsignalized intersection of Temescal Canyon Road (NS) at Lawson Street (EW) has been evaluated for a traffic signal using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the California Manual of Uniform Traffic Control Devices (2014 Edition). A traffic signal is projected to be warranted at that intersection for Existing Plus Ambient Growth Plus Project Plus Cumulative traffic conditions (see Appendix E of the TIA).

The Project shall participate in the phased construction of future off-site traffic signals through payment of fair share traffic signal mitigation fees. The traffic signals within the study area at build out should specifically include an interconnect of the traffic signals to function in a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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coordinated system. The Project fair share percentage has been based on the proportion of Project peak hour trips contributed to the improvement location relative to the total new peak hour Existing Plus Ambient Growth Plus Project Plus Cumulative traffic volumes.

This is consistent with, and implements the General Plan Circulation Element requirements. Therefore, the Project does not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system.

In addition, the developer will be required to pay the County of Riverside's Development Impact Fee (DIF) and the regional Transportation Uniform Mitigation Fee (TUMF) to address the direct and cumulative environmental effects generated by new development projects. These are standard conditions, and are not considered mitigation for CEQA implementation purposes.

Therefore, the Project will not 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. With the payment of TUMF and DIF, any impacts are anticipated to remain at a less than significant level. No mitigation is required.

- b) *Would the Project 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?*

Less Than Significant Impact

Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program was adopted in March 2011. Interstate 15 is included in the CMP.

The Riverside County Transportation Commission (RCTC) CMP does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service thresholds included in their respective general plans. If a street or highway segment included as part of the CMP falls below the adopted minimum level of service of E, a deficiency plan is required.

Some of the vehicle trips generated by the development on the Project site will connect to the CMP network at Interstate 15, and development associated with the proposed Project may add an additional increment of traffic to the designated CMP network. The proposed Project is estimated to result in 838 daily vehicle trips. Figure 4 (Existing Average Daily Traffic Volumes) of the TIS shows 14,300 existing trips on Temescal Canyon Road at the I-15 Freeway, and 12,000 existing ADT at the I-15 Freeway Indian Truck Trail. Figure 16 (Project Average Daily Traffic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Volumes) of the *TIS* shows that the Project will add 300 ADT to the I-15 at Temescal Canyon Road and 300 ADT to the I-15 at Indian Truck Trail. This represents a 2.1% increase at each respective intersection from the Project. According to Figure 4 of the *TIS*, there are 128,000 ADT on I-15 in proximity of the Project. The Project would result in an addition of 600 ADT to the I-15 at both interchanges, combined. This would equate to a 0.47% increase to I-15 ADT. While this does represent an increase in trips, the County has determined that this increase is not considered cumulatively considerable due to the small percentage increase.

Any impacts would be less than significant. No mitigation is required.

- c) *Would the Project 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?*

No Impact

The closest airport is the Corona Municipal Airport, located approximately 14 miles to the north of the Project site. The closest airport influence area stops at State Route 91, approximately 11 miles from the Project site. Due to this distance of from the Project site, implementation of the Project will not 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. No impacts are anticipated. No mitigation is required.

- d) *Would the Project alter waterborne, rail or air traffic?*

No Impact

There are no waterbodies that would support waterborne traffic in proximity of the Project site. The closest airport is the Corona Municipal Airport, located approximately 14 miles to the north of the Project site. The closest airport influence area stops at State Route 91, approximately 11 miles from the Project site. There is a railroad line approximately easterly of the Project site, across I-15. The Project site is located approximately 800 feet to the west of this line. The right of way exists, but there are no tracks. This line is not operable. Therefore, implementation of the proposed Project will not alter waterborne, rail, or air traffic. No impacts are anticipated. No mitigation is required.

- e) *Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

No Impact

Roadway improvements are proposed along the Temescal Canyon Road frontage, and internal to the Project. Roadways will be installed in conformance with Ordinance No. 461, and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) *Would the Project cause an effect upon, or a need for new or altered maintenance of roads?*

Less Than Significant Impact

The Project will result in an incremental impact for additional roadway maintenance; and it will result in impacts to new, roadway maintenance. The Project is located off of Temescal Canyon Road. Temescal Canyon Road is an existing roadway assigned by the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. According to the TIA, 838 average daily trips (ADTs) will be added. This represents a 1.5% increase to existing volumes. This percentage will decrease as a percentage of the overall traffic, as additional development occurs over time.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to traffic improvement facilities. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 6 – Temescal Canyon. DIF for single family residential for traffic improvement facilities will be required prior to the issuance of a certificate of occupancy. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance.

Therefore, any impacts from the Project are considered less than significant. No mitigation is required.

g) *Would the Project cause an effect upon circulation during the Project's construction?*

Less Than Significant Impact

Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a traffic control plan (TCP) which is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Lastly, any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project's construction will be considered less than significant. No mitigation is required.

h) *Would the Project result in inadequate emergency access or access to nearby uses?*

No Impact

The Project will take access from an existing, improved roadway (Temescal Canyon Road) that will connect into part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside. None of the Project components will create impacts that would result in inadequate emergency access or access to nearby uses. No impacts are anticipated and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) *Would the Project 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?*

Less Than Significant Impact

There is no local serving transit in the vicinity of the Project. Riverside Transit Agency Route 206 provides commuter bus service between the Corona Transit Center and the Promenade Mall in Temecula; Route 206, which only operates on weekdays, it is not located in the immediate vicinity of the Project site. At its closest point, Route 206 stops at Tom’s Farms approximately 0.9 miles northwest of the Project site. The Project proposes no changes to this routing. A bus turnout is proposed on the southwestern portion of the Project site on Temescal Canyon Road to accommodate a potential future bus route in this area that may utilize Temescal Canyon Road.

According to TCAP Figure 8, *Temescal Canyon Area Plan Trails and Bikeway System*, a “historic trail” (Southern Immigrant Trail, Juan Batista De Anza National Historic Trail) is generally located along Temescal Canyon Road. The Juan Bautista de Anza National Historic Trail is a 1,210-mile (1,950 km) National Park Service unit in the United States National Historic Trail and National Millennium Trail programs. The trail route extends from Nogales on the U.S.-Mexico border in Arizona, through the California desert and coastal areas in Southern California and the Central Coast region to San Francisco. As shown in Sections ‘A-A’ through ‘C-C’ of TR 37153, a 10’ wide, multi-purpose trail (hiking and biking), consisting of decomposed granite (d.g.) will be installed on the north side of Temescal Canyon Road, adjacent to the Project’s southerly property line. This will serve as an addition to the Juan Bautista de Anza National Historic Trail. Therefore, implementation of the Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts). Less than significant impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

44. Bike Trails.

Sources: TCAP Figure 8, *Temescal Canyon Area Plan Trails and Bikeway System*; **Figure 1, TR 37153**; and National Park Service website: <https://www.nps.gov/juba/index.htm>

Findings of Fact:

No Impact

According to TCAP Figure 8, *Temescal Canyon Area Plan Trails and Bikeway System*, a “historic trail” (Southern Immigrant Trail, Juan Batista De Anza National Historic Trail) is generally located along Temescal Canyon Road. The Juan Bautista de Anza National Historic Trail is a 1,210-mile (1,950 km) National Park Service unit in the United States National Historic Trail and National Millennium Trail programs. The trail route extends from Nogales on the U.S.-Mexico border in Arizona, through the California desert and coastal areas in Southern California and the Central Coast region to San Francisco. As shown in Sections ‘A-A’ through ‘C-C’ of TR 37153,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a 10' wide, multi-purpose trail (hiking and biking), consisting of decomposed granite (d.g.) will be installed on the north side of Temescal Canyon Road, adjacent to the Project's southerly property line. This will serve as an addition to the Juan Bautista de Anza National Historic Trail. As shown in Sections 'A-A' thorough 'C-C' of TR 37153, a 10' wide, multi-purpose trail (hiking and biking), consisting of decomposed granite (DG.) will be installed on the north side of Temescal Canyon Road, adjacent to the Project's southerly property line. Therefore, implementation of the proposed Project will not impact bike trails. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source(s): *Temescal Canyon Residential Project Phase I and II Cultural Resources Assessment*, prepared by ESA PCR, November 2016 (**Appendix D1, 2016 CRA**); *Assembly Bill 52 (AB 52)/Senate Bill 18 (SB 18) Formal Notification (GPA 1203, TR 37153)*, prepared by County of Riverside, August 16, 2016 (**Appendix D2 County AB52/SB18 Letter**); *Pechanga Tribe Request for Consultation Pursuant to AB52/SB18 for GPA 1203, TR 37153*, received from Pechanga Band of Luiseño Indians, August 26, 2016 (**Appendix D3, Pechanga Letter**); and *General Plan Amendment No. 1203 Response Letter*, received from the Pala Tribal Historic Preservation Office, September 28, 2016 (**Appendix D4, Pala Letter**).

Findings of Fact:

a,b) *Is the Project listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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5020.1 (k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision I of Public Resources Code Section 5024.1?

Less Than Significant Impact

SB18 notices were sent out to 16 Tribes on September 6, 2016. Pechanga requested consultation, Pala did not wish to consult unless there was ground disturbance associated with the Project. There was no response from the other 14 tribes. AB52 notifications were sent out on August 16, 2016 to the following seven (7) tribes: Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Gabrieleno Band of Mission Indians-Kizh Nation, Ramona Band of Cahuilla, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians and the Pechanga Cultural Resources Department. The Pechanga Tribe requested to consult on the Project. The Pala Tribe did not request consultation. There was no response from the remaining Tribes.

A meeting was held in which this Project was discussed with the Pechanga Tribe on March 22, 2017. During consultation, the Pechanga Tribe stated that the Project was within a cultural landscape and within a village. A tribal representative also stated that on a site visit associated with another project, “pestles, manos, flakes, etc.” had been observed. County Staff conducted a site visit on April 10, 2017 along with two Tribal members and did not find any “pestles, manos, etc.” Two possible flakes were observed and are thought to be associated with the prehistoric site that was previously recorded on the property but that was not relocated during the cultural survey. On April 17, 2017, the agreed upon conditions of approval were sent to Pechanga, closing consultation on the Project.

CEQA defines the term “tribal cultural resource” and delineates restrictions on the meaning of the term “cultural landscape.” Pursuant to Public Resources Code section 21074(a), “tribal cultural resources” consist of either of the following:

“(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1; or

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision I of [Public Resources Code] Section 5024.1.”

Regarding the application of the term “cultural landscape,” Public Resources Code section 21074(b) limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County did not receive any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a “tribal cultural resource.” Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074, the Project will have a less than significant on tribal cultural resources in this regard. No mitigation is required. However, tribal monitoring will be included as a condition of approval. Impacts in this regard will be less than significant.

The Project could cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision I of Public Resources Code Section 5024.1. **Mitigation Measures CUL-3 through CUL-6**, above, shall be implemented in order to reduce potentially significant impacts to previously unknown archaeological resources (that are unexpectedly discovered during Project implementation) to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

UTILITY AND SERVICE SYSTEMS. Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Water.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *Sewer and Water Availability Letters*, prepared by Temescal Valley Water District, July 5, 2016. (**Appendix J, TVWD Letter**); and Western Municipal Water District Urban Water Management Plan Update 2015 <http://www.wmwd.com/DocumentCenter/View/3162> (2015 UWMP)

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The proposed Project will tie into an existing 30” Temescal Valley Water District (TVWD) water line, which is located in Temescal Canyon Road.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TVWD gets water from Western Municipal Water District (WMWD). WMWD’s retail service area includes the unincorporated areas around Lake Mathews, the City of Murrieta, and unincorporated Riverside County south of the City of Temecula.

WMWD has prepared the Western Municipal Water District Urban Water Management Plan Update 2015 (2015 UWMP).

According to Table 4-7, Projected Wholesale Demands on Western from Western’s Imported Water Agencies (2015 UWMP, p. 4-7), the following demands (in acre feet per year – AFY) are projected for the TVWD through the year 2040, at 5 year increments:

- 2020: 3,000 AFY
- 2025: 3,250 AFY
- 2030: 3,500 AFY
- 2035: 4,000 AFY
- 2040: 4,100 AFY

According to Table 6-1, Current and Planner Water Supplies (2015 UWMP, p. 4-7), the existing and planned supplies (in acre feet per year – AFY) are projected for the WMWD through the year 2040, at 5 year increments:

- 2020: 152,491 AFY
- 2025: 159,389 AFY
- 2030: 169,372 AFY
- 2035: 178,155 AFY
- 2040: 184,095 AFY

As demonstrated, as the demand for water increases, the planned supply for the entire WMWD increases.

As stated on p. ES-4 of the 2015 UWMP, WMWD’s water supply reliability analysis shows that with implementation of local projects and conservation measures and Metropolitan’s storage capacity and implementation of conservation programs, available supplies can exceed demands under normal, single-dry year, and multiple-dry year hydrologic conditions.

In addition, as it pertains to the Project, TVWD indicates in the *TVWD Letter* that it is the intent of the TVWD to provide potable water service to the Project. Implementation of the proposed Project will not require, or result in, the construction of new treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Any impacts are considered less than significant. No mitigation is required.

b) *Would the Project have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant Impact

The proposed Project will tie into an existing 30” Temescal Valley Water District (TVWD) water line, which is located in Temescal Canyon Road.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the 2015 UWMP:

“One of the key requirements of UWMPs is the inclusion of a long-term supply reliability analysis that demonstrates the supply-demand balance in normal, single-dry year, and multiple-dry year hydrologic conditions. Western’s water supply reliability analysis shows that with implementation of local projects and conservation measures and Metropolitan’s storage capacity and implementation of conservation programs, available supplies can exceed demands under all hydrologic scenarios.”

WMWD’s water supply reliability analysis shows that with implementation of local projects and conservation measures and Metropolitan’s storage capacity and implementation of conservation programs, available supplies can exceed demands under normal, single-dry year, and multiple-dry year hydrologic conditions.

The TVWD indicates in the *TVWD Letter* that it is the intent of the TVWD to provide potable water service to the Project. Sufficient water supplies are available to serve the Project from existing entitlements and resources. No new or expanded entitlements needed. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

47. Sewer.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(s): *Sewer and Water Availability Letters*, prepared by Temescal Valley Water District, July 5, 2016. (**Appendix J, TVWD Letter**); Temescal Valley Water District web site: <https://www.temescalvwd.com/FAQ.cfm>; and Temescal Valley Water District Comprehensive Water, Recycled Water, and Wastewater Cost of Service Study (Draft Report, December 7, 2016) https://www.temescalvwd.com/pdf/TVWD_Rate_Report.pdf

Findings of Fact:

a) *Would the Project 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?*

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

The Project is located within the boundaries of the Temescal Valley Water District (TVWD). TVWD owns and operates a regional wastewater treatment facility adjacent to its Administration and Operation complex within the Wild Rose Business Park. The Reclamation Facility is capable of treating 1.57 million gallons per day (gpd) of raw sewage and producing tertiary reclaimed water usable for landscape irrigation and other non-consumptive purposes. The Reclamation Facility is currently running at about 1,000,000 gpd, or at approximately 63.7% of capacity.

The Project will tie into an existing 24" TVWD sewer line, which is located in Temescal Canyon Road. At Campbell Ranch Road, this sewer line ties into an existing sewer lift station located at the southeastern corner of Temescal Canyon Road and Campbell Ranch Road.

The TVWD indicates in the *TVWD Letter* that it is the intent of the TVWD to provide sewer service to the Project.

Implementation of the proposed Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. No septic facilities are proposed. Any impacts are considered less than significant. No mitigation is required.

- b) *Would the Project 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?*

Less Than Significant Impact

The Project will tie into an existing 24" Temescal Valley Water District (TVWD) sewer line, which is located in Temescal Canyon Road. At Campbell Ranch Road, this sewer line ties into an existing sewer lift station located at the southeastern corner of Temescal Canyon Road and Campbell Ranch Road.

The Project is located within the boundaries of the Temescal Valley Water District (TVWD). TVWD owns and operates a regional wastewater treatment facility adjacent to its Administration and Operation complex within the Wild Rose Business Park. The Reclamation Facility is capable of treating 1.57 million gallons per day of raw sewage and producing tertiary reclaimed water usable for landscape irrigation and other non-consumptive purposes. Currently, the facility is at approximately 63.7% of capacity. Therefore, sufficient wastewater capacity is available to serve the Project from existing resources.

In addition, the TVWD indicates in the *TVWD Letter* that it is the intent of the TVWD to provide potable sewer service to the Project.

Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Solid Waste.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *General Plan.*

Findings of Fact:

a) *Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?*

Less Than Significant Impact

The Project site is located about 3.5 miles south of the El Sobrante Landfill and 42 miles southwest of the Lamb Canyon Landfill. The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79). The landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area. Of the 580.5-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive about 5,000 tons of refuse per day and had an estimated total disposal capacity of approximately 15.646 million tons as of June 30, 2009. As of January 2011, the landfill had a total remaining capacity of approximately 8.647 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2021. During 2010 the Lamb Canyon Landfill accepted daily average volume of 1,703 tons and a period total of approximately 529,744 tons. Landfill expansion potential exists at this landfill site.

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 1910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc. It encompasses 1,322 acres, of which 645 acres are permitted for landfill operations. According to the El Sobrante operating permit, the Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons per week of refuse. The operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day. As of January 2011, the landfill had a remaining in-County disposal capacity of approximately 38.506 million tons. In 2010, the El Sobrante Landfill accepted a total of 694,963 tons, or approximately 0.695 million tons of waste generated within Riverside County. The daily average for in-County waste was 2,235 tons during 2010. The landfill is expected to reach capacity in approximately 2036. Development of all phases of the Project would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No mitigation is required.

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)?*

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

The County evaluates solid waste generation based on a per capita generation rate. A residential solid waste generation rate of 13 lbs./residential unit per day was selected to forecast the daily and annual capacity of solid waste generation at full development, 83 single family residences. Average daily solid waste generation would be about 1,079 lbs. per day (0.54 tons). Annual average solid waste generation would be about 393,835 lbs. or about 197 tons per year. Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be about 0.27 tons per day for disposal at either the El Sobrante Landfill or the Lambs Canyon Landfill. This is approximately one quarter per day or an increase in solid waste disposal of about 0.024% at either landfill. Thus, the proposed Project will consume some capacity of the existing landfills, but the level of adverse impact is considered less than significant. There is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste.

The Project will be required to comply with the following conditions of approval:

- Condition of Approval 80.WASTE 001 (USE - WASTE RECYCLE PLAN – WRP);
- Condition of Approval 80.WASTE 002 (USE RECYCLING COLLECTION PLAN);
- Condition of Approval 90.WASTE 001 (USE - WASTE REPORTING PLAN – WRP); and
- Condition of Approval 90.WASTE 002 (USE – RECYCLING COLLECTION AREA).

These are standard conditions, and are not considered unique mitigation pursuant to CEQA. The proposed Project would be consistent with the County Integrated Waste Management Plan. Any impacts would be less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

49. Utilities.

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

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

Source(s): Project Application Materials; *Temescal Canyon Road Project Air Quality, Global Climate Change, and Health Risk Assessment Impact Analysis*, prepared by Kunzman Associated, Inc., January 17, 2017, Revised June 14, 2017 (**Appendix B, AQ/GHG/HRA**); Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications); and Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Riverside County Network of Care website.

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

- a) *Would the Project impact electricity 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?*

Less Than Significant Impact

The proposed future residences will consume electricity. Southern California Edison supplies electricity to the Project. Electrical power exists directly adjacent to the Project site along Temescal Canyon Road. Annual estimated electricity consumption based on SCAQMD values for single-family residential units is 5,626 Kw per year. For the proposed 83 single family residential units, annual energy consumption is estimated to be about 466,958 Kw per year or approximately 467 Mw per year.

Electrical facilities planning was based on a General Plan Land Use Designation of Business Park (BP). Using a Floor Area Ratio of 0.45 (this is a mid-range number based on information from Table LU-4 of the County’s General Plan), the 14.8-acre site would anticipate approximately 290,110 square feet of BP uses. Annual estimated electricity consumption based on SCAQMD (CalEEMOD) values in Riverside County (climate zone 10) for business park (office park) is 10.17 Kilowatt hours per square foot per year (KWhr/sf/yr). CalEEMod breaks down electricity usage into 3 categories: Title 24 Electricity (3.22 KWhr/sf/yr), Nontitle 24 Electricity (2.6 KWhr/sf/yr), and Lighting Electricity (4.35 KWhr/sf/yr). For the 290,110 square feet of BP uses, annual energy consumption is estimated to be about 2,950,419 Kw per year or about 2,950 Mw per year.

The Project will result in lesser electricity usage than anticipated under the current General Plan Land Use Designation and zoning classification. Adequate commercial electricity supplies are presently available in southern California to meet this forecast demand. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- b) *Would the Project impact natural gas 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?*

Less Than Significant Impact

The proposed Project will be connected to The Gas Company’s natural gas distribution system. Connections are available in Temescal Canyon Road to the south of the Project site. According to SCAQMD consumption data, new single-family units consume 6,665 cubic feet per month. Annual consumption of natural gas by the proposed 83 residential units is forecast to be approximately 553 MCF (the term MCF equals 1,000 cubic feet) per year.

Natural gas facilities planning was based on a General Plan Land Use Designation of Business Park (BP). Using a Floor Area Ratio of 0.45 (this is a mid-range number based on information

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from Table LU-4 of the County's General Plan), the 14.8-acre site would anticipate approximately 290,110 square feet of BP uses. Annual estimated natural gas consumption based on SCAQMD CalEEMOD) values in Riverside County (climate zone 10) for business park (office park) is 2.93 thousand British thermal units per square foot per year (kBtu/sf/year). This equates to 0.00287 thousand cubic feet of natural gas (MCF) or 2.87 cubic feet. For the 290,110 square feet of BP uses, annual natural gas consumption is estimated to be about 833 MCF per year.

The Project will result in lesser natural gas usage than anticipated under the current General Plan Land Use Designation and zoning classification. Adequate commercial natural gas supplies are available to meet this forecast demand. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- c) *Would the Project impact communications systems 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?*

Less Than Significant Impact

The communication system is provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- d) *Would the Project impact storm water drainage 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 for storm water drainage?*

Less Than Significant Impact

The proposed Project is divided into 3 drainage management areas (DMAs). The Project applicant will install new storm water treatment facilities, including: new storm drains, catch basins, two (2) detention/retention basins located at the eastern/northeastern portions of the Project site. Drainage from the Project entry driveway will flow southerly into Temescal Canyon Road, and the easterly into a biotreatment MSW unit (with a curb opening).

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These are standard conditions for the County of Riverside and are not considered not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would 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, are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

e) *Would the Project impact street lighting 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?*

Less Than Significant Impact

New streetlights will be installed by the proposed Project in accordance with standard requirements and County Ordinance No. 655. The installation of these lighting improvements are part of the proposed Project and with compliance with Ordinance No. 655, the installation and future operation of these street lights can be accomplished without causing significant adverse environmental impact. Any impacts from light and glare are discussed in Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues), above. Impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

f) *Would the Project impact maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The proposed Project will have a less than significant impact on public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. The Project does include roads requiring or resulting in the construction of new facilities or the expansion of existing facilities. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

g) *Would the Project impact other governmental services, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

No Impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regional Multi-Service Centers impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc.

The Project site is located in Area Plan 6 – Temescal Canyon. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF set forth in the Ordinance.

Payment of the DIF is required, and is not considered unique mitigation under CEQA. Impacts from implementation of the proposed Project that would 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 regional multi-service centers, are considered incremental, and less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

50. Energy Conservation.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the Project conflict with any adopted energy conservation plans?

Source(s): Project Application Materials.

Findings of Fact:

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

No Impact

Refer to the discussion under Section 49 above. The Project would increase the site’s demand for energy compared to it existing undeveloped state. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances. The Project will comply with all Title 24 energy conservation requirements. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy consumption. No conflict with any adopted energy conservation plans would occur if the proposed Project is implemented. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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(s): Staff review, and Project Application Materials.

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

Implementation of the proposed Project does not 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.

Please reference the discussion in Section 7 (Biological Resources – Wildlife & Vegetation), Section 9 (Cultural Resources – Archaeological Resources), Section 10 (Cultural Resources – Paleontological Resources), and Section 45 (Tribal Cultural Resources). In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant.

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 other current projects)?

Source(s): Staff review and Project Application Materials.

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. Mitigation Measures and Standard conditions, where applicable, shall be implemented on the proposed Project.

Aesthetics

Cumulative visual impacts would occur if the visual character of the Project site, or the immediately adjacent areas, would be degraded by the proposed Project in combination with other past, present, or reasonably foreseeable projects, thereby having a substantially negative effect on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surrounding aesthetics, including visual character, views, and light/glare and shade/shadow conditions. The cumulative impact study area for visual resources for the proposed Project is the Project site's viewshed.

Implementation of the proposed Project would not contribute to cumulative visual resource or aesthetic impacts. The Project proposes several design measures to minimize light pollution. This Project and other projects in the County are required to comply with the County's light pollution ordinance, which is designed to eliminate cumulative light pollution impacts. The Project is in compliance with the County's zoning and design standards and guidelines, which regulate building design, mass, bulk, height, color, and compatibility with surrounding uses. Thus, the proposed Project would have a less than cumulatively considerable impact to aesthetics.

Agricultural Resources

The cumulative area for agricultural resource impacts is Riverside County. Implementation of the proposed Project would not result in any impacts to agricultural or forestry resources and would therefore not contribute to cumulative impacts to these resources.

Air Quality

The South Coast Air Quality Management District's (SCAQMD) approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion under Issue a) in Section 6, Air Quality, describes the SCAQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed Project would be consistent with the Plan.

In addition, the Riverside County Guidelines require an analysis of cumulative conditions that describes project conditions at build out with impacts from cumulative projects added to impacts from the proposed Project. Any impacts have been shown to be less than significant.

Therefore, the Project would have a less than cumulatively considerable impact on air quality.

Biological Resources

Because the proposed Project and the cumulative projects in this region of Riverside County would comply with the MSHCP, cumulative impacts to biological resources associated with the proposed Project have been previously considered and analyzed under the MSHCP. It was determined that cumulative impacts to biological resources would be less than significant through the implementation of the MSHCP. The potential for the proposed Project to result in direct biological impacts is addressed through the payment of MSHCP Mitigation Fees pursuant to Ordinance No. 810.2, **Mitigation Measure BIO-1** and adherence to any standard conditions, as well as conducting a 30-day preconstruction survey for burrowing owls. Therefore, the proposed Project would have a less than cumulatively considerable impact on biological resources.

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

The cumulative study area for cultural and paleontological resources is the geographical area of the County of Riverside, which is the geographical area covered by the County’s General Plan, including all goals and policies included therein. Future development in the County could include excavation and grading that could potentially impact archaeological and paleontological resources, as well as human remains. The cumulative effect of the proposed Project is the continued loss of these resources. Therefore, the proposed Project, in conjunction with other development in the County, has the potential to cumulatively impact archaeological and paleontological resources. **Mitigation Measures CUL-1** through **CUL-6** would reduce the potential impacts associated with development on the Project site. Thus, the Project would have a less than cumulatively considerable impact.

Geology and Soils

The study area considered for the cumulative impacts related to geology and soils includes the Project site and the immediately adjacent areas. In general, only projects occurring adjacent to or very close to the project site have the potential to generate cumulative geologic and soil impacts. Current land use is vacant; adjacent land use is residential to the north, 1-15 to the east, vacant to the south, residential to the west. Therefore, the area for cumulative geology and soils area is the Project site.

Project-related impacts on geology and soils associated with development on the Project site are site-specific, and development on the site would not contribute to seismic hazards or soil erosion. Compliance with the California Building Code (CBC) requirements (as implemented through Ordinance No. 457 would result in decreased exposure to the risks associated with seismic activity. Therefore, the proposed Project is anticipated to have no impact on cumulative geophysical conditions in the region.

Greenhouse Gas Emissions

Riverside County Guidelines require an analysis of cumulative conditions that describes project conditions at build out with impacts from cumulative projects added to impacts from the proposed Project. Any impacts have been shown to be less than significant.

The greenhouse gas analysis provided in Section 21, Greenhouse Gas Emissions, analyzed the proposed Project’s cumulative contribution to global climate change and determined that the Project would not create a cumulatively considerable environmental impact resulting from greenhouse gas emissions. Thus, the Project would reduce overall greenhouse gas emissions on a cumulative basis.

Hazards and Hazardous Materials

The hazardous materials study area considered for cumulative impacts consists of (1) the area that could be affected by proposed activities, such as the release of hazardous materials, and (2) the areas affected by other projects whose activities could directly or indirectly affect the presence or fate of hazardous materials on site. In general, only the Project site and areas adjacent to the Project site are considered for cumulative impacts due to the limited potential impact area associated with release of hazardous materials into the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. Furthermore, compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

The cumulative study area for hydrology and water quality is the Santa Ana Watershed. Each of the cumulative projects, individually and cumulatively, could potentially increase the volume of storm water runoff and contribute to pollutant loading in storm water runoff reaching both the County’s storm drain system and the Santa Ana River, resulting in cumulative impacts to hydrology and surface water quality. However, as with the proposed Project, each of the cumulative projects would also be subject to NPDES and MS4 Permit requirements for both construction and operation. Each project would be required to develop a SWPPP and WQMPs and would be evaluated individually to determine appropriate BMPs to minimize impacts to surface water quality. In addition, the County reviews all development projects on a case-by-case basis to ensure that sufficient local and regional drainage capacity is available. Water quality measures included in the proposed Project and the WQMP and SWPPP prepared for the Project would protect the quality of water discharged from the site during both construction and operational activities. Therefore, the Project would have a less than cumulatively considerable impact on water quality.

Land Use and Planning

Implementation of the proposed Project, when considered in conjunction with other existing and planned developments in the Project area, would result in the development of a currently vacant and undeveloped site. The cumulative study area analyzed for potential land use impacts is the County of Riverside.

The proposed Project includes GPA 01203, which proposes to modify the General Plan Land Use Designation for Parcels 290-060-024 and -025 from Business Park (BP), 0.25 – 0.60 Floor Area Ratio (FAR); to Medium High Density Residential (MHDR), 5-8 dwelling units per acre. The current zoning classification for the Project site is Commercial Office (CO). The Project is not consistent with this zoning classification. CZ 07913 proposes to revise the current zoning classification on the Project site from Commercial Office (CO) to R-4 (Planned Residential). The Project will be consistent with existing surrounding residential zoning designations of R-1 (north) and R-T to the west. There are appropriate special distances between the existing uses to the east and south such that there will not be any compatibility issues. Therefore, the proposed Project would have a less than cumulatively considerable impact that would result in a substantial alteration of the present or planned land use of an area.

Mineral Resources

The cumulative study area for mineral resources encompasses the entire Riverside County region due to the demand for aggregate construction materials in the region. The Project site is located within MRZ-3, which indicates that the Project site contains aggregate mineral resources. Although implementation of the proposed Project would result in minor impacts associated with the loss of availability of sand and gravel resources on the Project site, sand and gravel resources are available elsewhere in Riverside County and Southern California. In addition, the proposed Project would not result in the loss of availability of a locally important mineral resource recovery site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project would have no impact related to mineral resources and would therefore not contribute to any cumulative impacts to such resources.

Noise

The cumulative study area for traffic noise is the proposed Project’s traffic study area.

As discussed in Sections 30-34, Noise, operation of the proposed Project would comply with all applicable noise standards and would have less than significant direct impacts related to noise. Project construction could result in some noise disturbance; however, these impacts would be temporary and would be restricted to conform to the County Noise General Plan and Ordinance standards. In addition, best management practices shall be implemented to reduce construction related noise. When the Project noise sources are added to the ambient noise sources in the Project area, any cumulative impacts will remain below established noise thresholds for construction and operation.

Population and Housing

The cumulative study area used to assess potential cumulative population and housing impacts includes the County of Riverside and adjacent municipalities.

Since the Project site is currently vacant, no housing units or people would be displaced and the construction of replacement housing is not required. The Project would not displace any houses or people requiring the construction of new housing elsewhere. The Project proposes 83 single-family residences, and would have a build-out population of approximately 254 persons (based on 3.06 persons per single-family residential household). The addition of 253 new residents into the TCAP would be approximately 0.43 percent of the TCAPs anticipated population of 58,164 persons at buildout. Therefore, the Project would have a less than cumulatively considerable impact related to population and housing.

Public Services

Implementation of the proposed Project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase the demand for public services such as fire and police protection. However, as a standard condition of approval, the Project applicant would be required to pay development impact fees to fund the expansion of such services. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed Project would have a less than cumulatively considerable impact on public services.

Recreation

The increase in population to the Project area (254 residents) will have a direct impact upon recreational facilities. The Project would generate the need for 1.27 acres (at 5 acres per 1,000 persons). Since only private facilities are provided on-site, the payment of in-lieu fees will be required. With payment of the DIF and Quimby Fees, any impacts from implementation of the proposed Project that would 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, would have a less than cumulatively considerable impact on recreation services.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Transportation/Traffic

The CEQA Guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. The cumulative setting for the proposed Project includes the nearby development for opening year traffic conditions provided by City of Wildomar Public Works and Engineering staff. Cumulative traffic impacts are created as a result of a combination of the proposed Project and other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable level of service operations with or without the Project. A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project implements or funds its fair share of improvements designed to alleviate the potential cumulative impact. As enforced by City Municipal Code Chapter 3.40, the Western Riverside County Transportation Uniform Mitigation Fee, and the adopted City Traffic Signal Development Impact Fee (Article I, Development Impact Fees, of Municipal Code Chapter 3.44), the Project applicant will be required to participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions. Specifically, this will be accomplished through the payment of Western Riverside County TUMF, City of Wildomar development impact fees, and a fair-share contribution as directed by the City. Per Municipal Code Chapters 3.40 and 3.44, these fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases. The Project's impacts to cumulative traffic conditions would be less than significant.

Tribal Cultural Resources

The cumulative study area for tribal cultural resources is the geographical area of the County of Riverside, which is the geographical area covered by the County's General Plan, including all goals and policies included therein. Future development in the County could include excavation and grading that could potentially impact tribal cultural resources. The cumulative effect of the proposed Project is the continued loss of these resources. Therefore, the proposed Project, in conjunction with other development in the County, has the potential to cumulatively impact tribal cultural resources.

The Project could cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision I of Public Resources Code Section 5024.1. **Mitigation Measures CUL-3 through CUL-6**, shall be implemented in order to reduce potentially significant impacts to previously unknown archaeological resources (that are unexpectedly discovered during Project implementation) to a less than significant level. Any impacts would be less than cumulatively considerable.

Utilities and Service Systems

Implementation of the proposed Project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, would increase demand for public utilities. Construction activities related to development of the Project site may result in impacts to utilities and service systems, including solid waste. Operational impacts are incremental.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Adequate capacity exists to serve the Project. Any impacts would be less than cumulatively considerable.

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

Source(s): Staff review and Project Application Materials.

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

Certain environmental issues address the potential for direct or indirect adverse impacts to human beings. The following issues were determined to have the potential for direct or indirect impacts on humans in the vicinity of the Project site or in the region: air quality, geology/soils, greenhouse gas/climate change, hazards and hazardous materials, hydrology and water quality, noise and transportation/traffic. Based on the evaluation of the following issues in this Environmental Assessment (geology/soils and hazards and hazardous materials), no potential for significant adverse impact is forecast if the project is implemented and no mitigation is required to be implemented to reach this finding for these issues. For the following issues, hydrology/water quality and noise the proposed project has a potential to cause significant adverse cumulative impacts, but mitigation is identified that can reduce the potential for impacts to human beings to a less than significant impact level.

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:

Earlier Project-Specific Analyses Used, if any: N/A

Location Where Earlier and Project-Specific Analysis, if used, are available for review:

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

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.
- Court Cases:
 - *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296;
 - *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337;
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 - *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; and
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SWAP Figure 6, *Temescal Canyon Area Plan Mt. Palomar Nighttime Lighting Policy Area* (p. 41)

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Riverside County General Plan Figure S-3 *Generalized Liquefaction*, (p. S-17)

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Riverside County General Plan Figure S-4 *Earthquake-Induced Slope Instability Map*, (p. S-19) and Figures S-13 through S-21 (showing General Ground Shaking Risk)

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Riverside County General Plan Figure S-5 *Regions Underlain by Steep Slope*, (p. S-21)

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CARB Scoping Plan

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The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) web site: <http://www.envirostor.dtsc.ca.gov>

Riverside County General Plan Figure S-20, *Airport Locations*, (p. S-73)

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Riverside County General Plan Figure S-11, *Wildlife Susceptibility*, (p. S-45)

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Riverside County General Plan Figure S-9, *Special Flood Hazard Areas*, (p. S-37)

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Figure S-10, *Dam Failure Inundation Zone*, (p. S-39)

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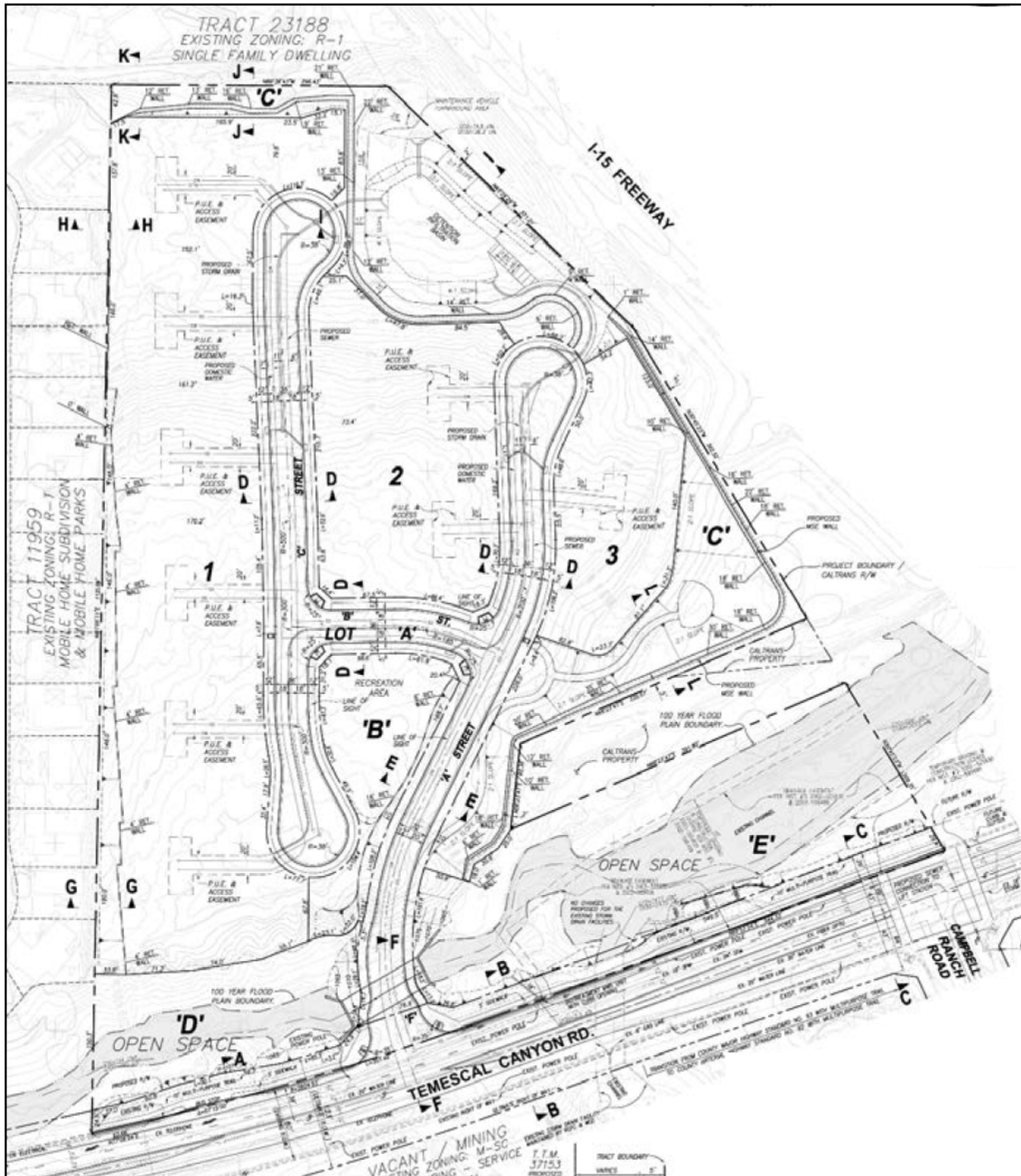
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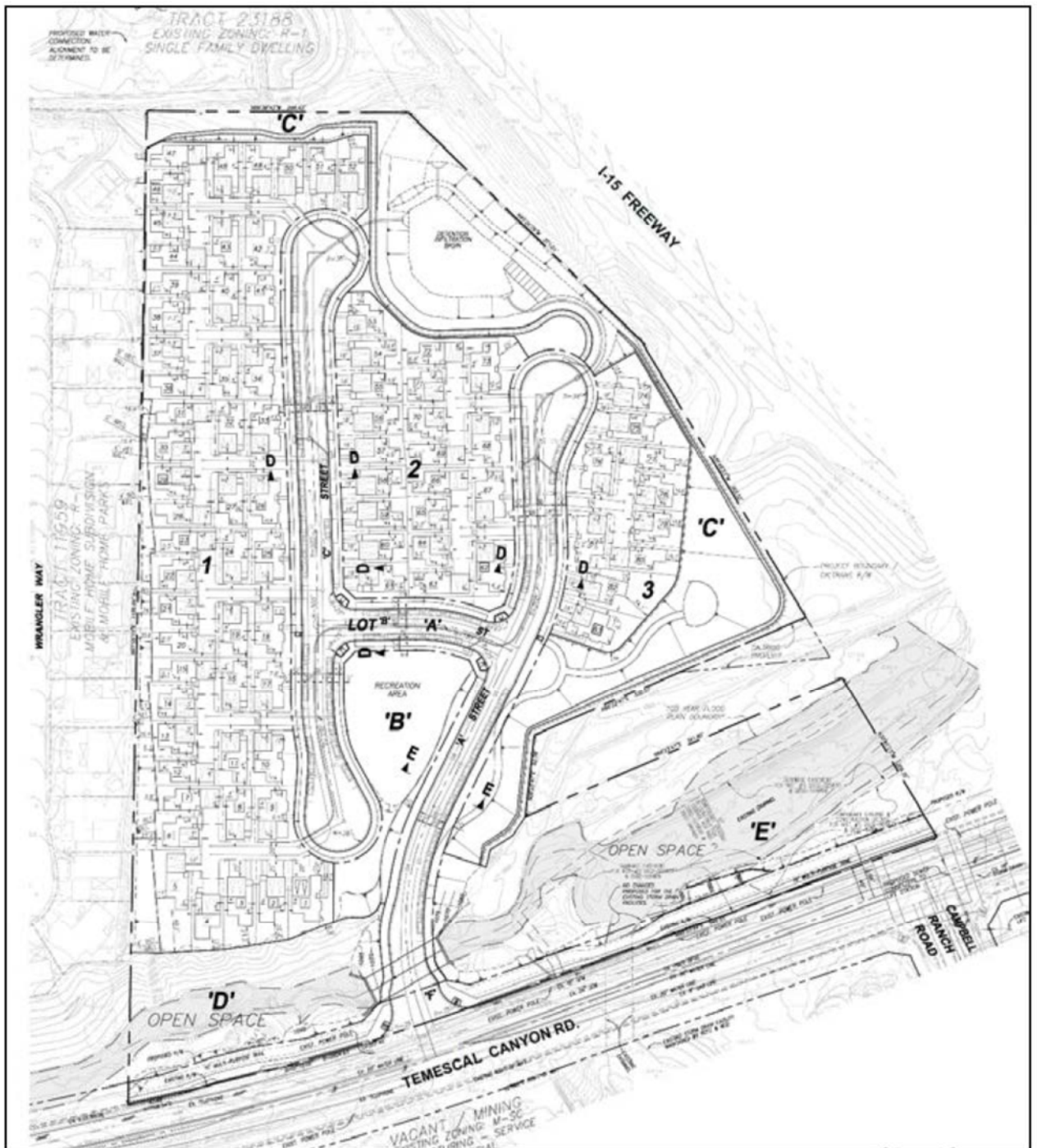
IX. FIGURES

Figure 1
TR 37153



Source: TR 37153 Exhibit, May 2017.

Figure 2
Plot Plan 26209



Source: PP 26209 Exhibit, May 2017.

Figure 3
Plot Plan 26209 Parking Exhibit



Source: PP 26209 Parking Exhibit, May 2017.

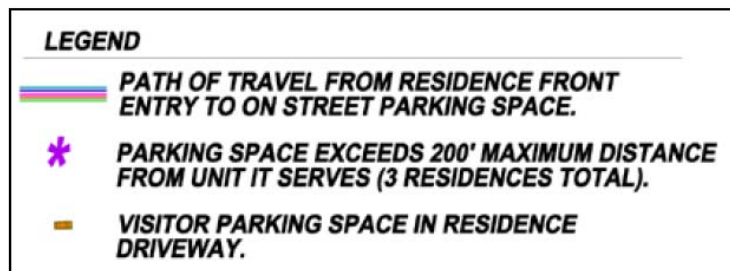
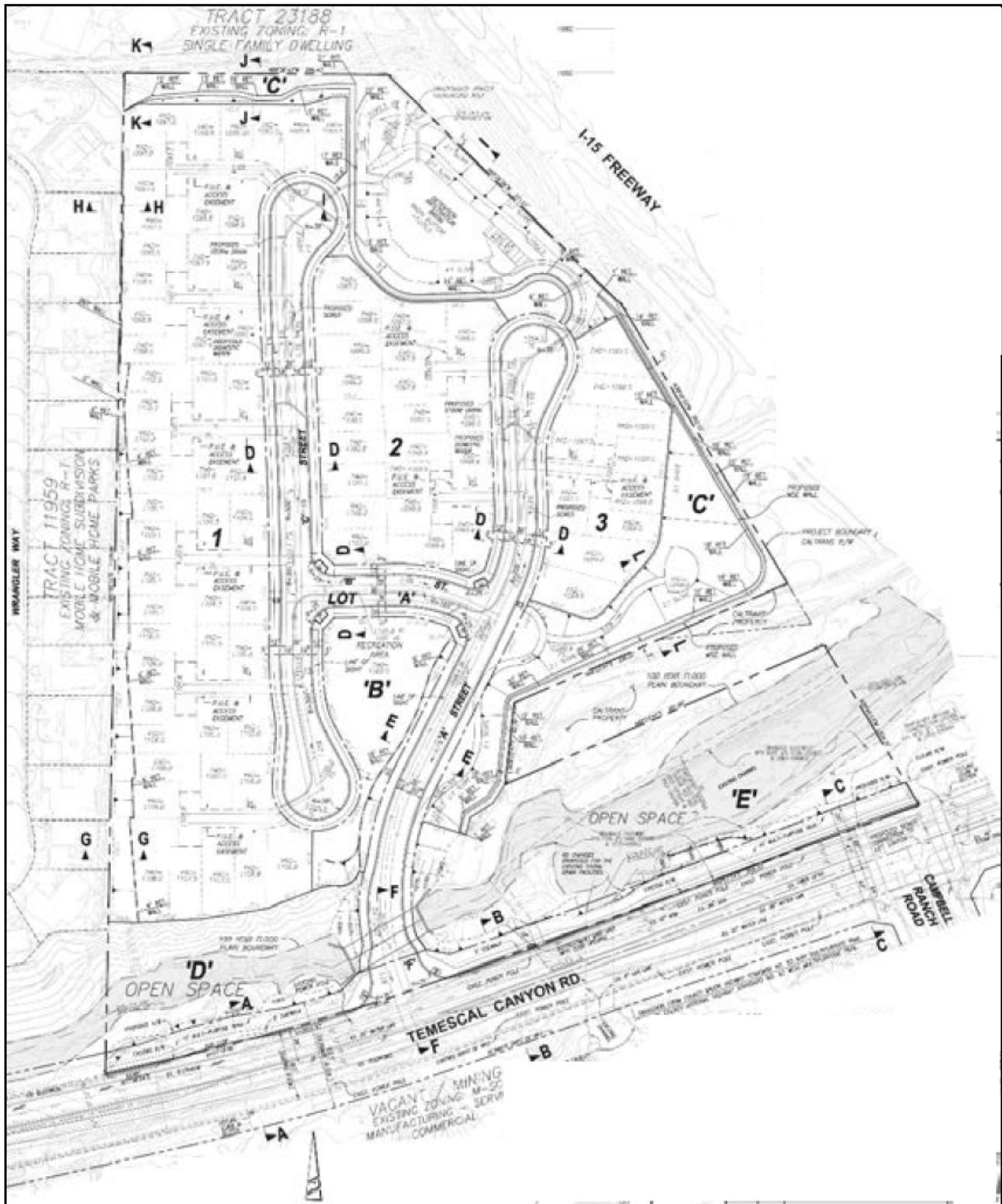
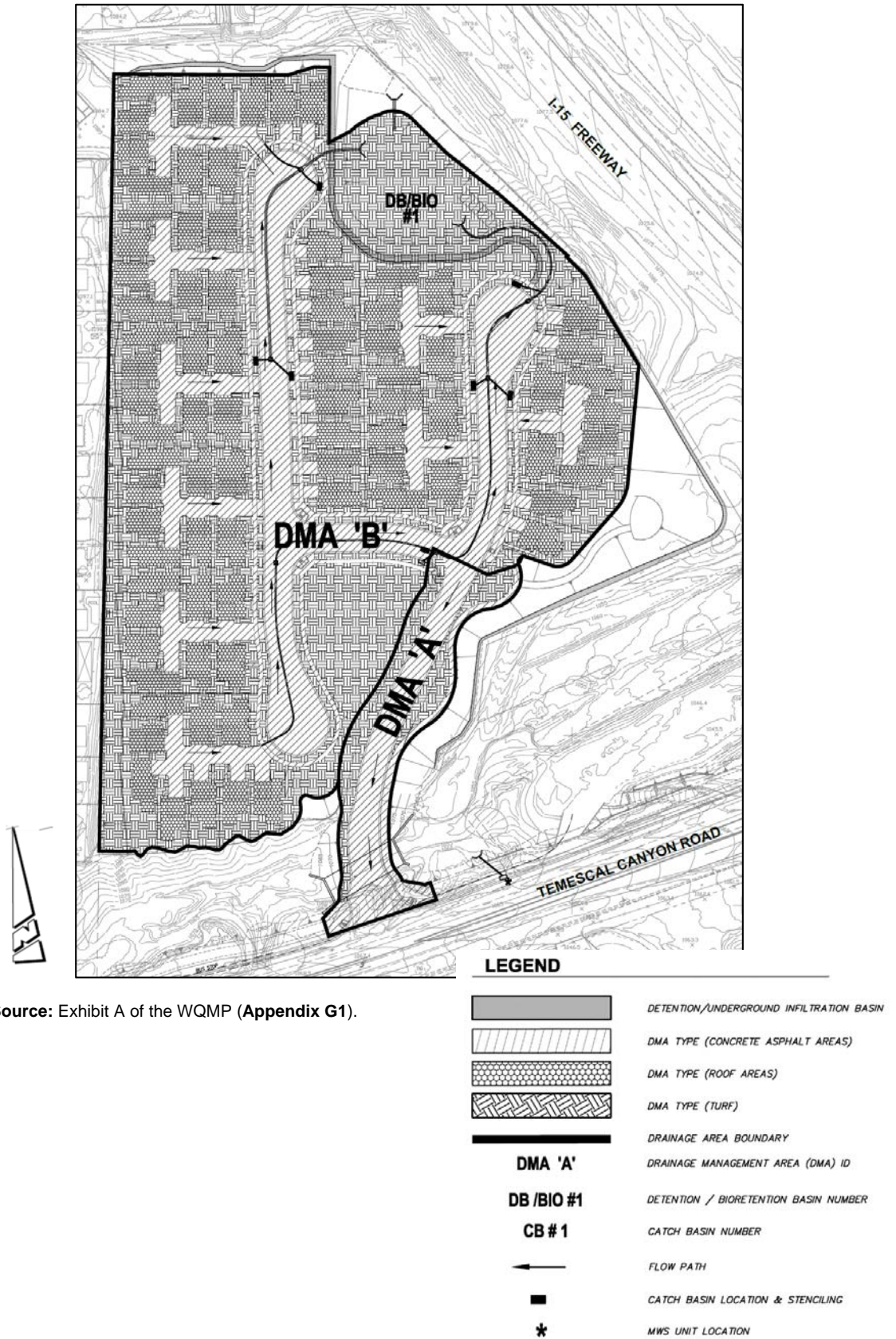


Figure 4
TR 37153 Conceptual Grading Plan



Source: TR 37153 Grading Plan, May 2017.

Figure 5
TR 37153 WQMP Site Map



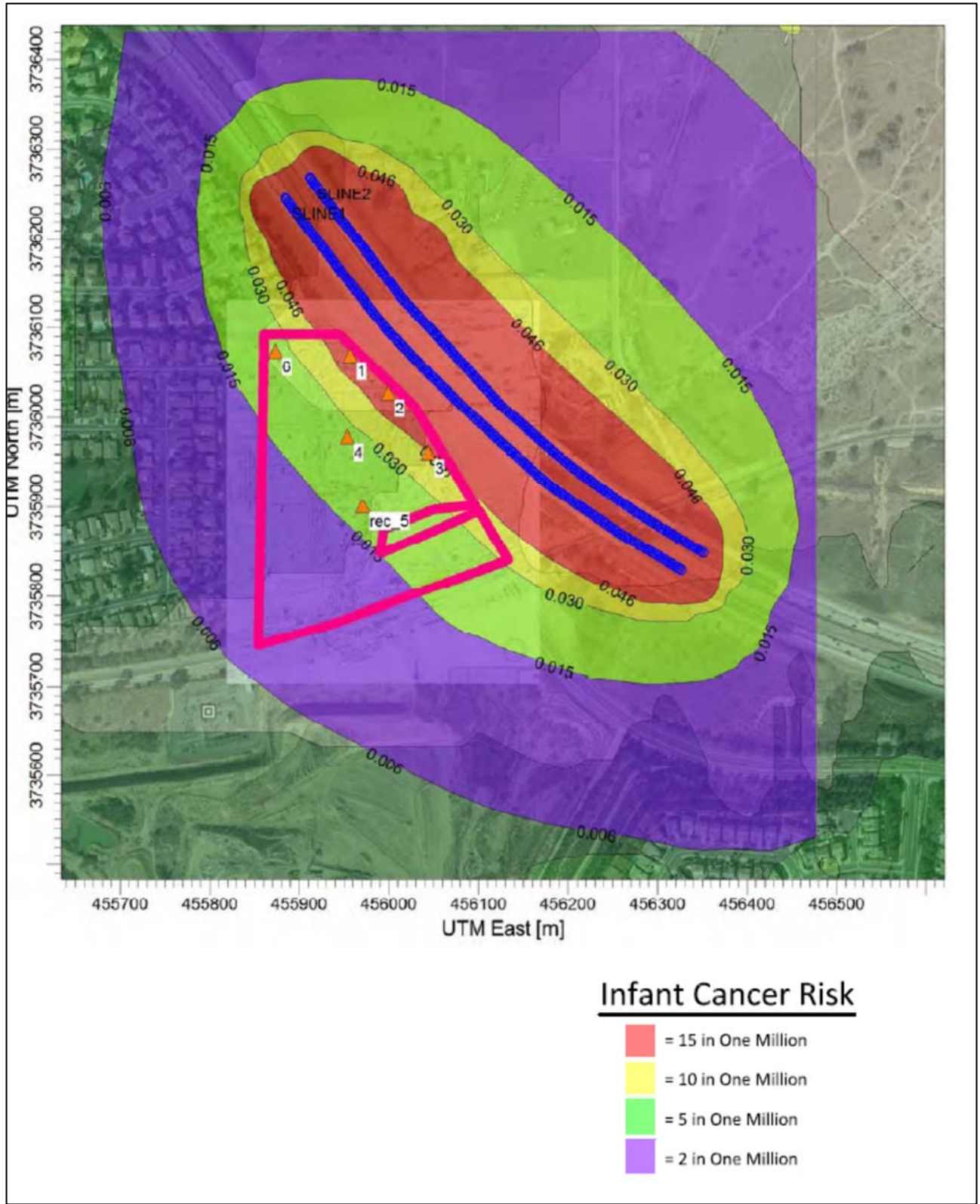
Source: Exhibit A of the WQMP (Appendix G1).

Figure 6
Aerial Photo



Source: Map My Country, http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public, accessed May 2017.

**Figure 6-1
Modeled Project Area Annual DPM Emissions**



Source: Figure 5 of AQ/GHG/HRA, (Appendix B).

**Figure 7-1
Plant Communities**



Source: Figure 11 of BRA (Appendix C1).

Figure 7-2
Impact to Plant Communities



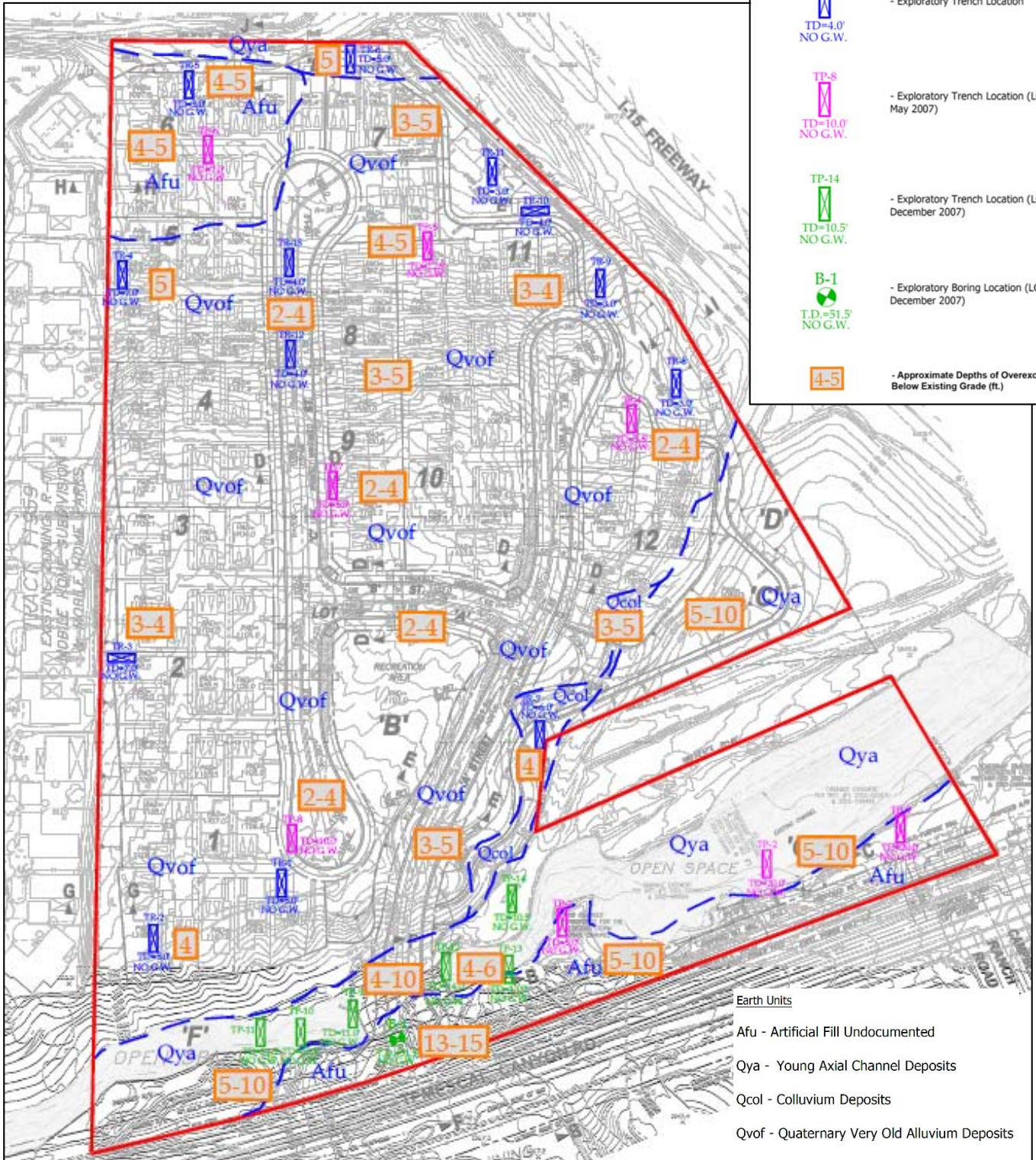
Source: Figure 6 of the BRA (Appendix C1).

Figure 7-3
Jurisdictional Features and MSHCP Riparian/Riverine Areas



Source: Figure 9 of the BRA (Appendix C1).

**Figure 12-1
Geotechnical Map**



Symbols

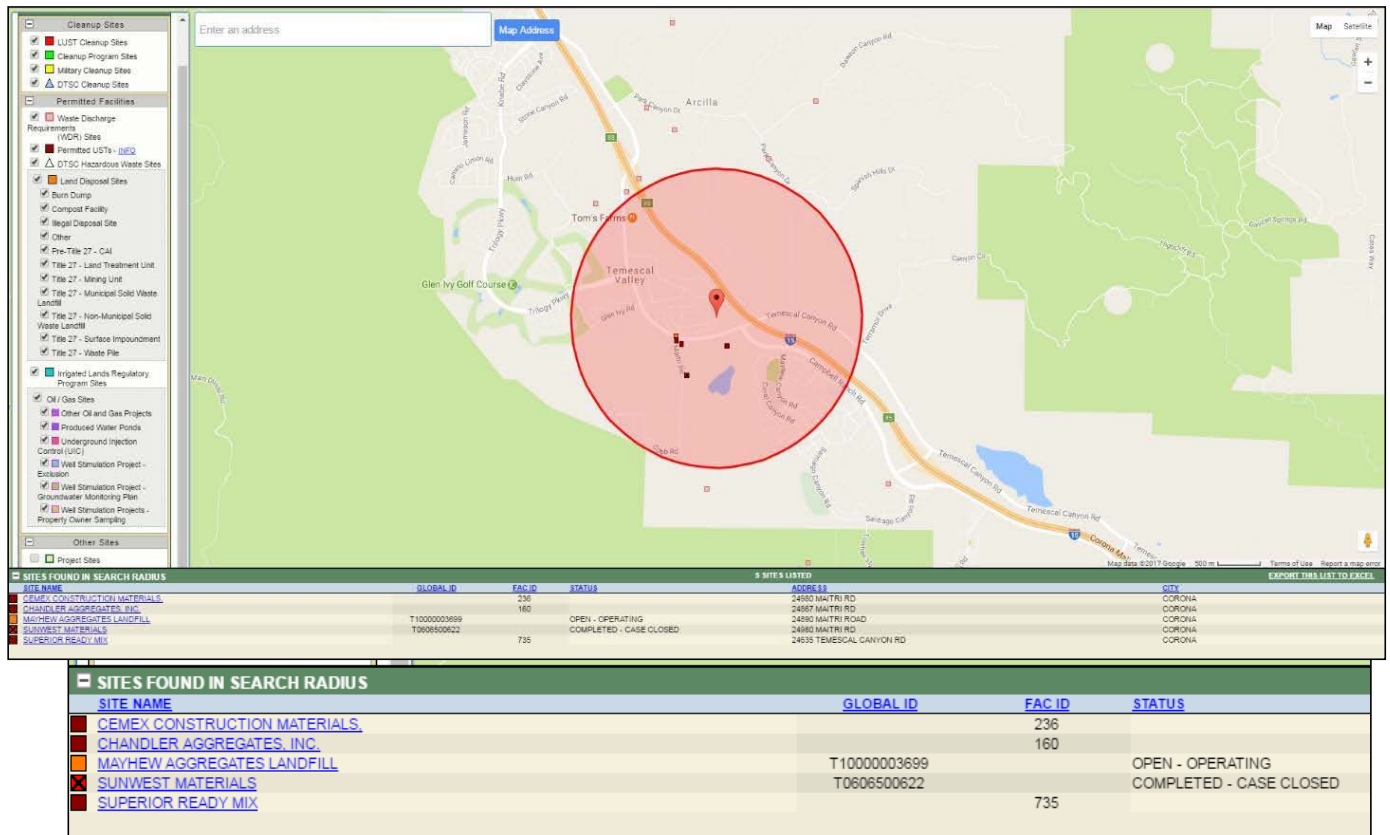
- - Limits of This Report
- - - - Geologic Contact
- TR-13
TD=4.0'
NO G.W. - Exploratory Trench Location
- TP-8
TD=10.0'
NO G.W. - Exploratory Trench Location (LGC Inland, May 2007)
- TP-14
TD=10.5'
NO G.W. - Exploratory Trench Location (LGC Inland, December 2007)
- B-1
T.D.=51.5'
NO G.W. - Exploratory Boring Location (LGC Inland, December 2007)
- 4-5 - Approximate Depths of Overexcavation Below Existing Grade (ft.)

Earth Units

- Afu - Artificial Fill Undocumented
- Qya - Young Axial Channel Deposits
- Qcol - Colluvium Deposits
- Qvof - Quaternary Very Old Alluvium Deposits

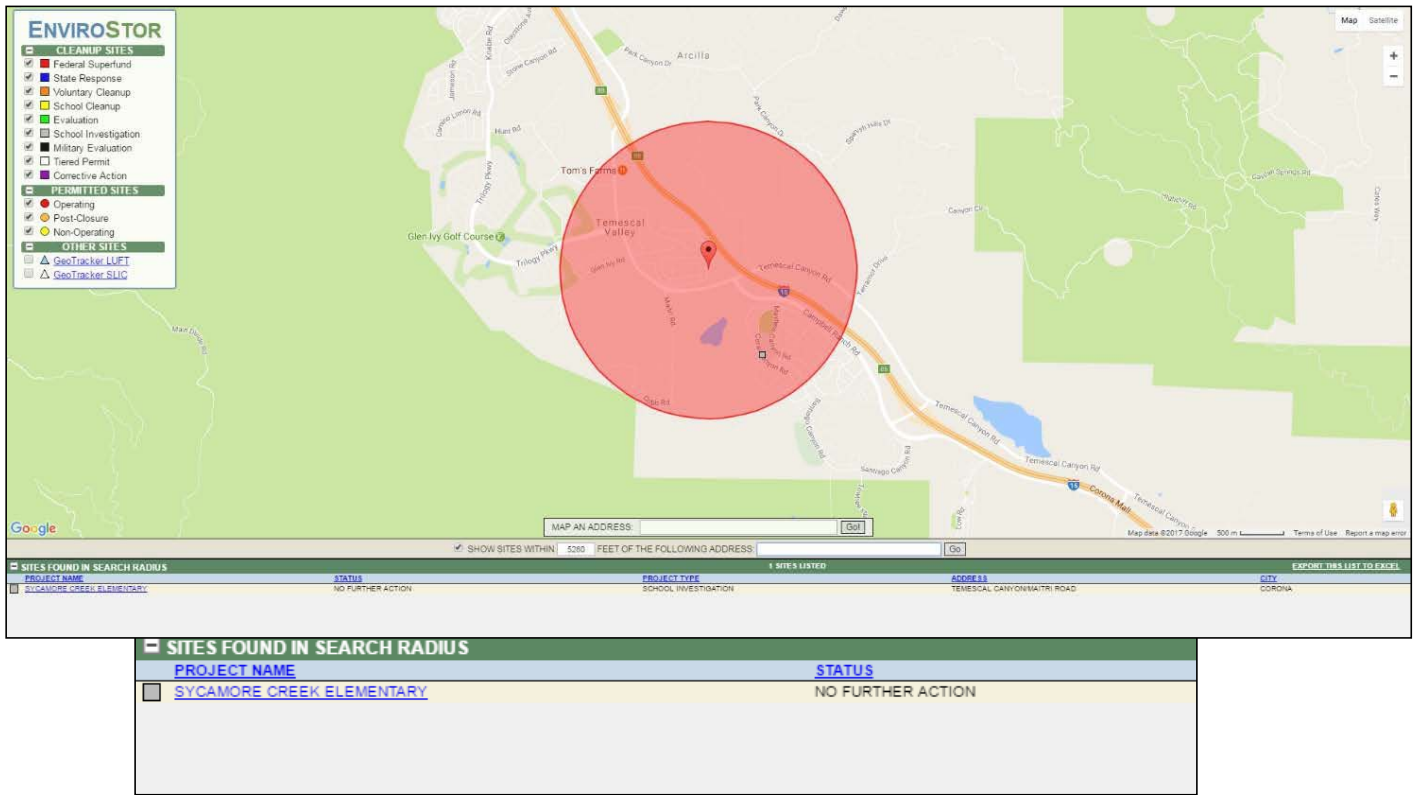
Source: Geotechnical Map Figure of the Geo Supplemental (Appendix E2).

**Figure 22-1
Geotracker Site**



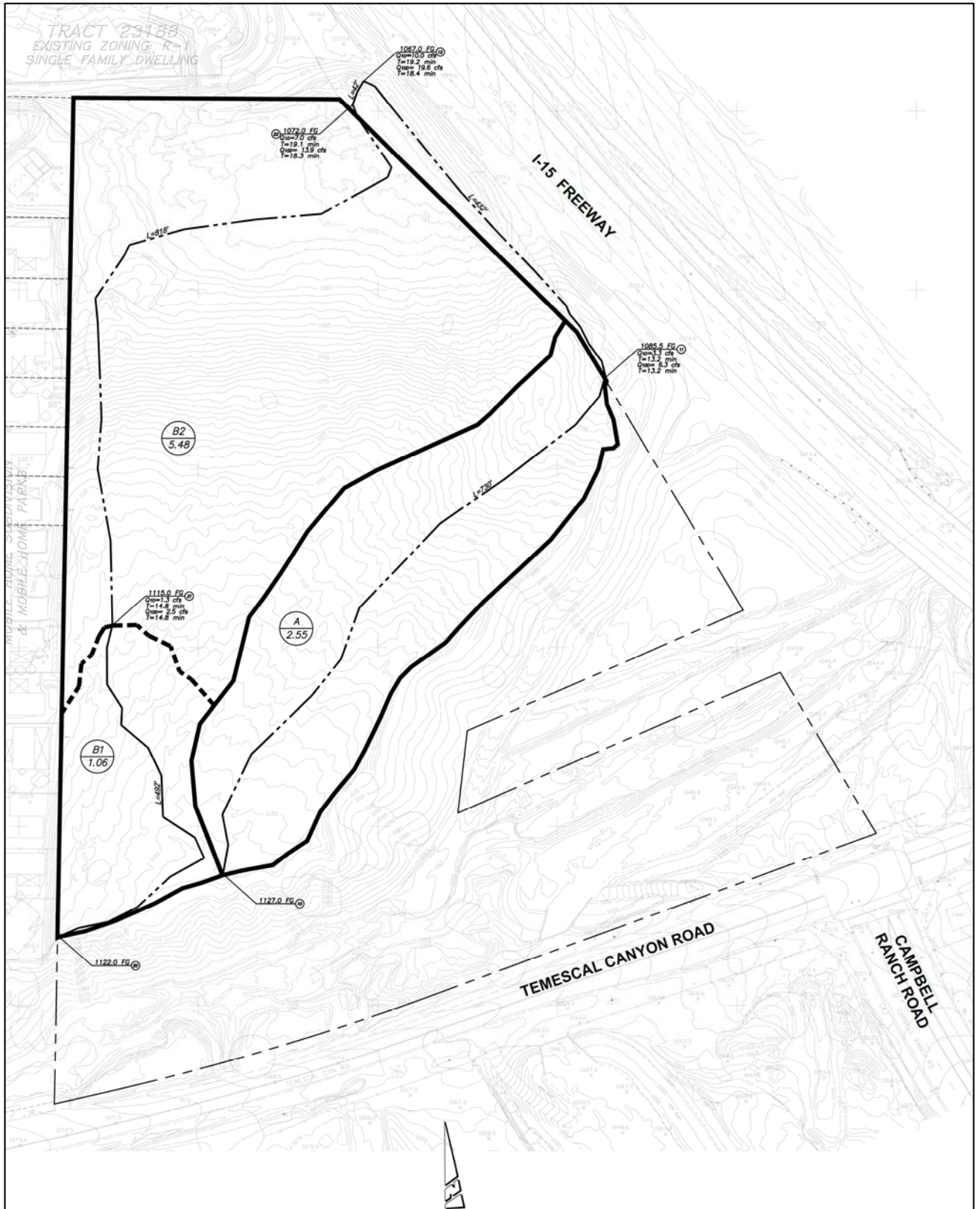
Source: Geotracker Site, <http://geotracker.waterboards.ca.gov/map/>, accessed May 2017.

**Figure 22-2
Envirostor Site**



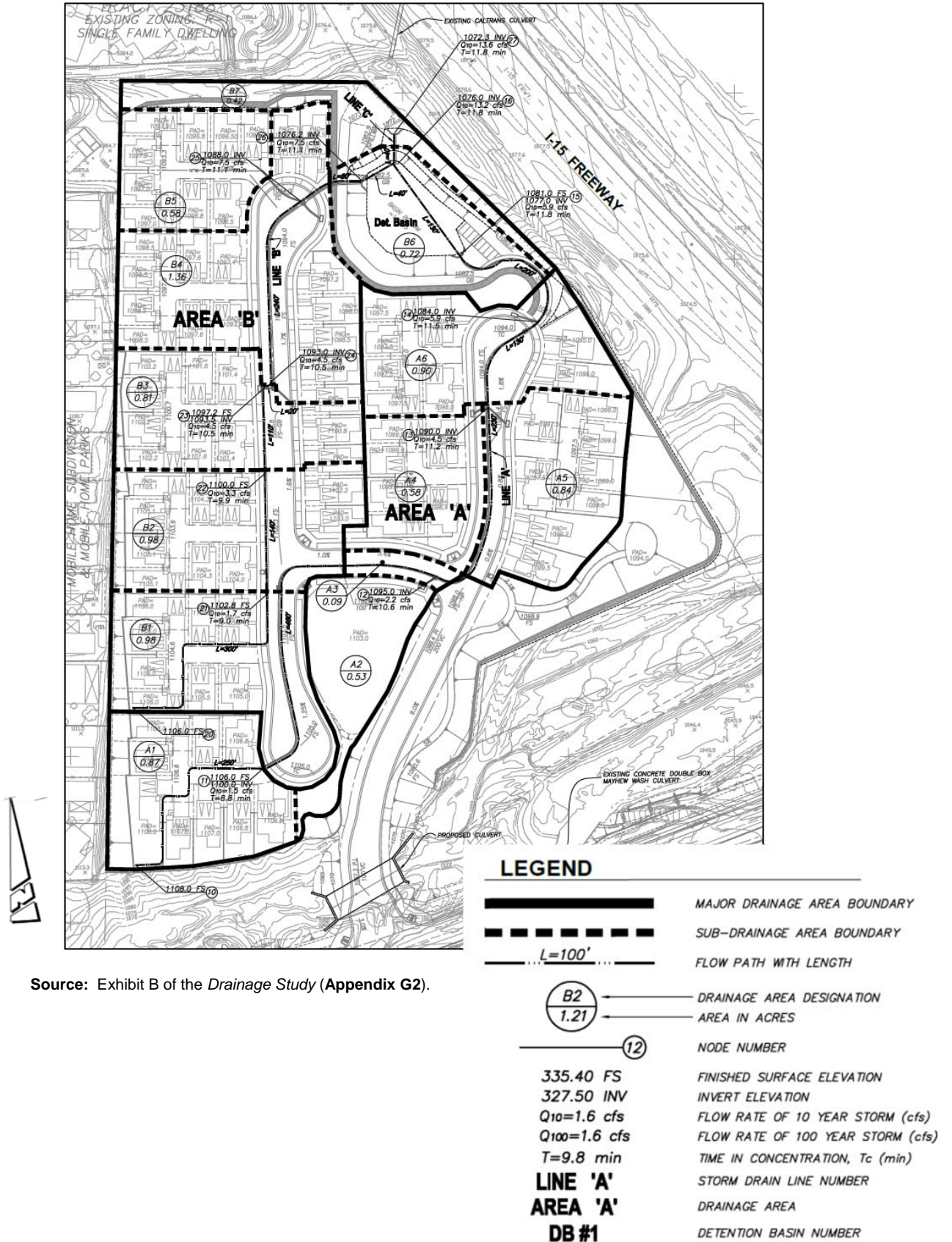
Source: Envirostor Site, <http://www.envirostor.dtsc.ca.gov/>, accessed May 2017.

**Figure 25-1
Existing Hydrology Map**



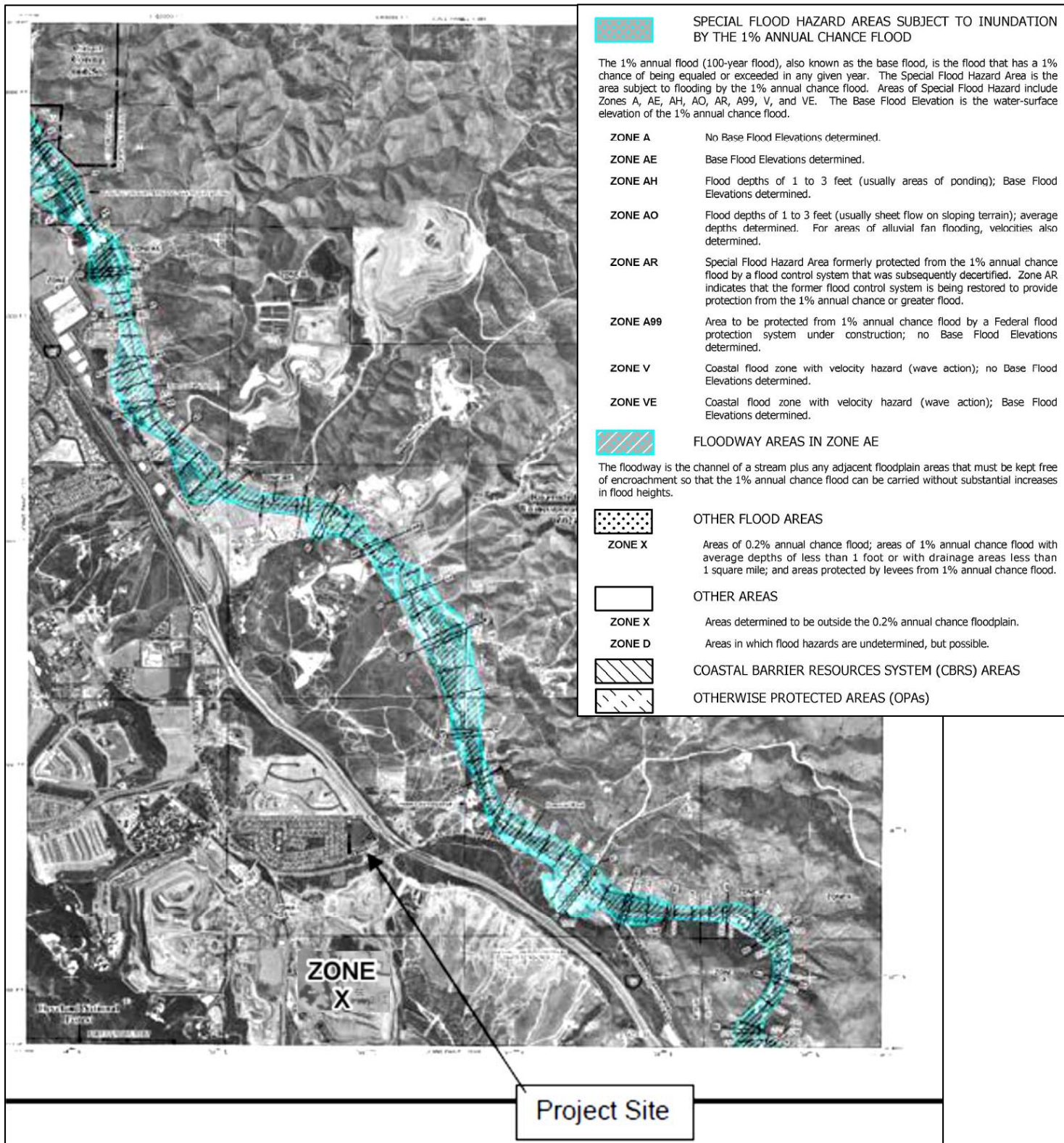
Source: Exhibit A of the *Drainage Study* (Appendix G2).

**Figure 25-2
Proposed Hydrology Map**



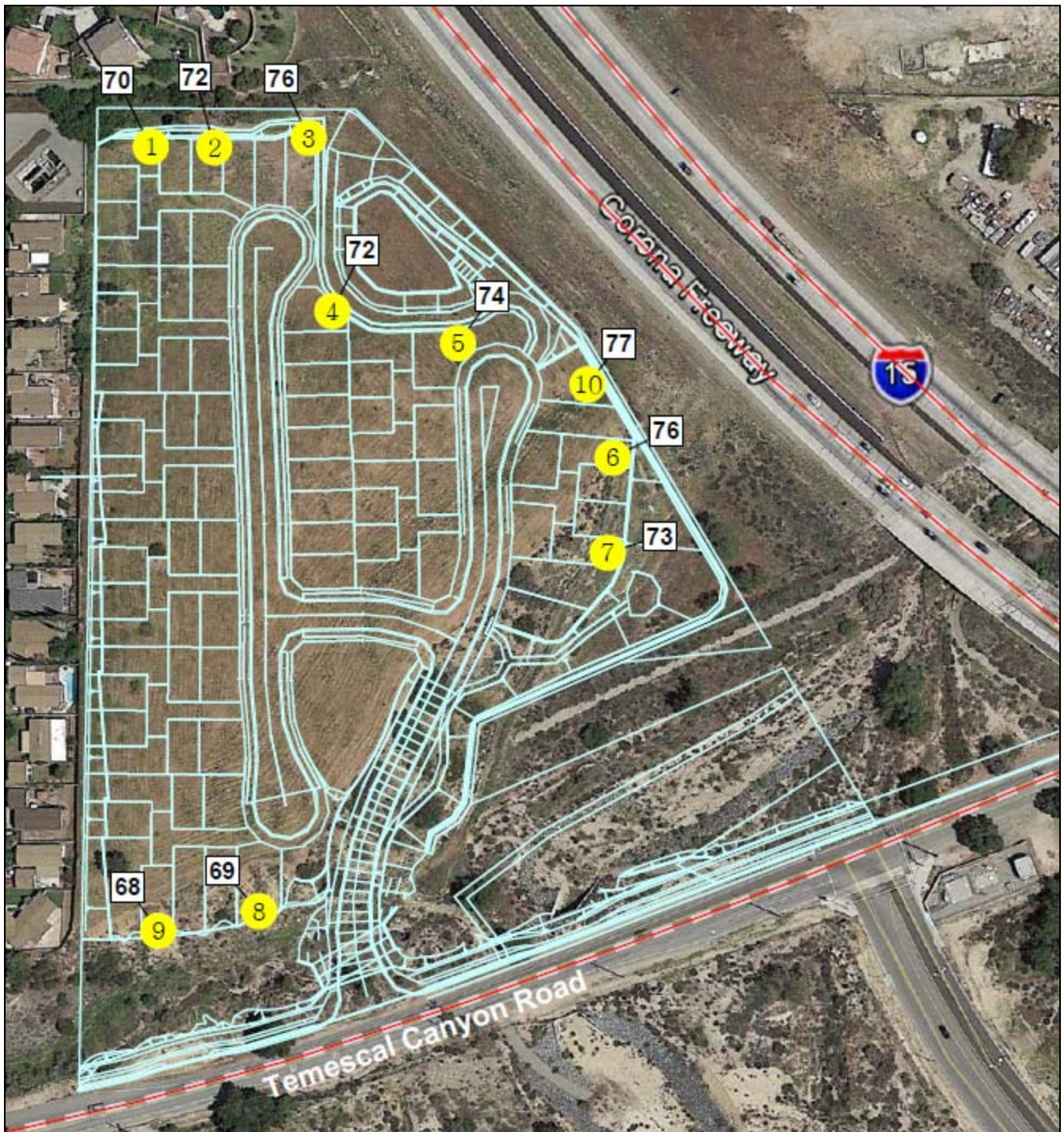
Source: Exhibit B of the Drainage Study (Appendix G2).

**Figure 25-3
FEMA Flood Map**



Source: FEMA Flood Map Service Center,
<https://msc.fema.gov/portal/search?AddressQuery=23900%20Temescal20Canyon%20Rd%2C%20Corona%2C%20CA%2092883#searchresultsanchor>, accessed May 2017.

Figure 32-1
Unmitigated Traffic Noise Levels (CNEL)



Source: Figure 3, NIA Update (Appendix H2).

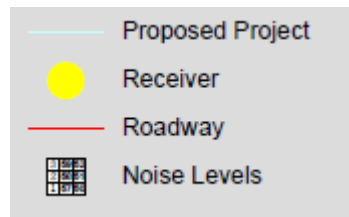
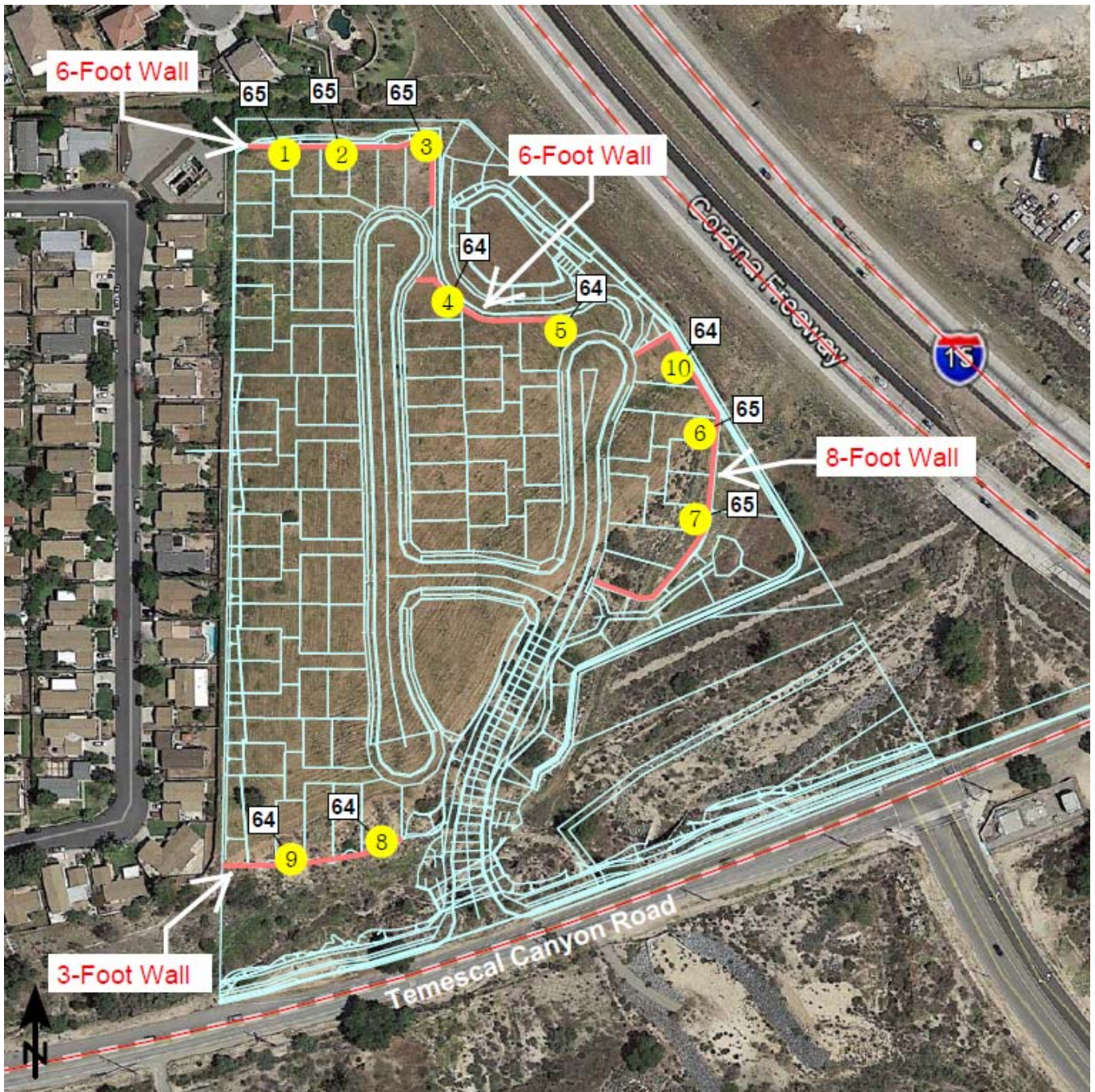


Figure 32-2
Mitigated Traffic Noise Levels (CNEL)



Source: Figure 4, NIA Update (Appendix H2).

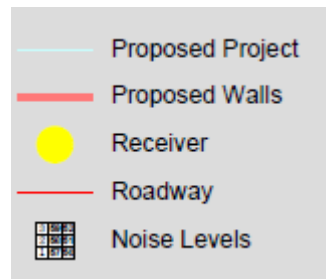
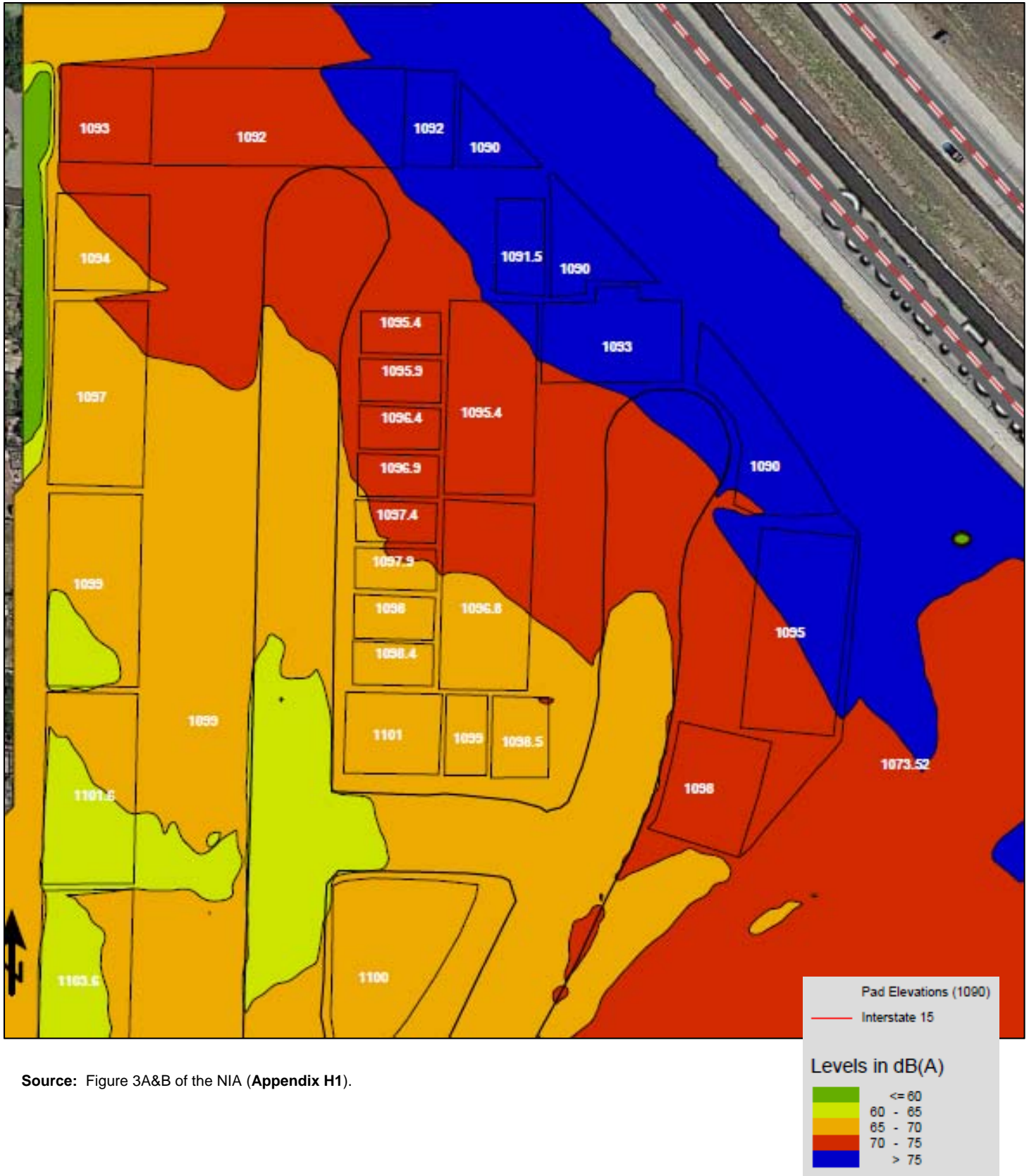
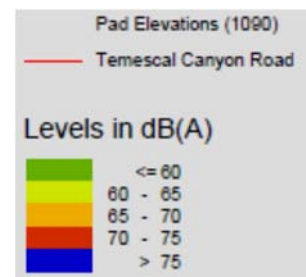
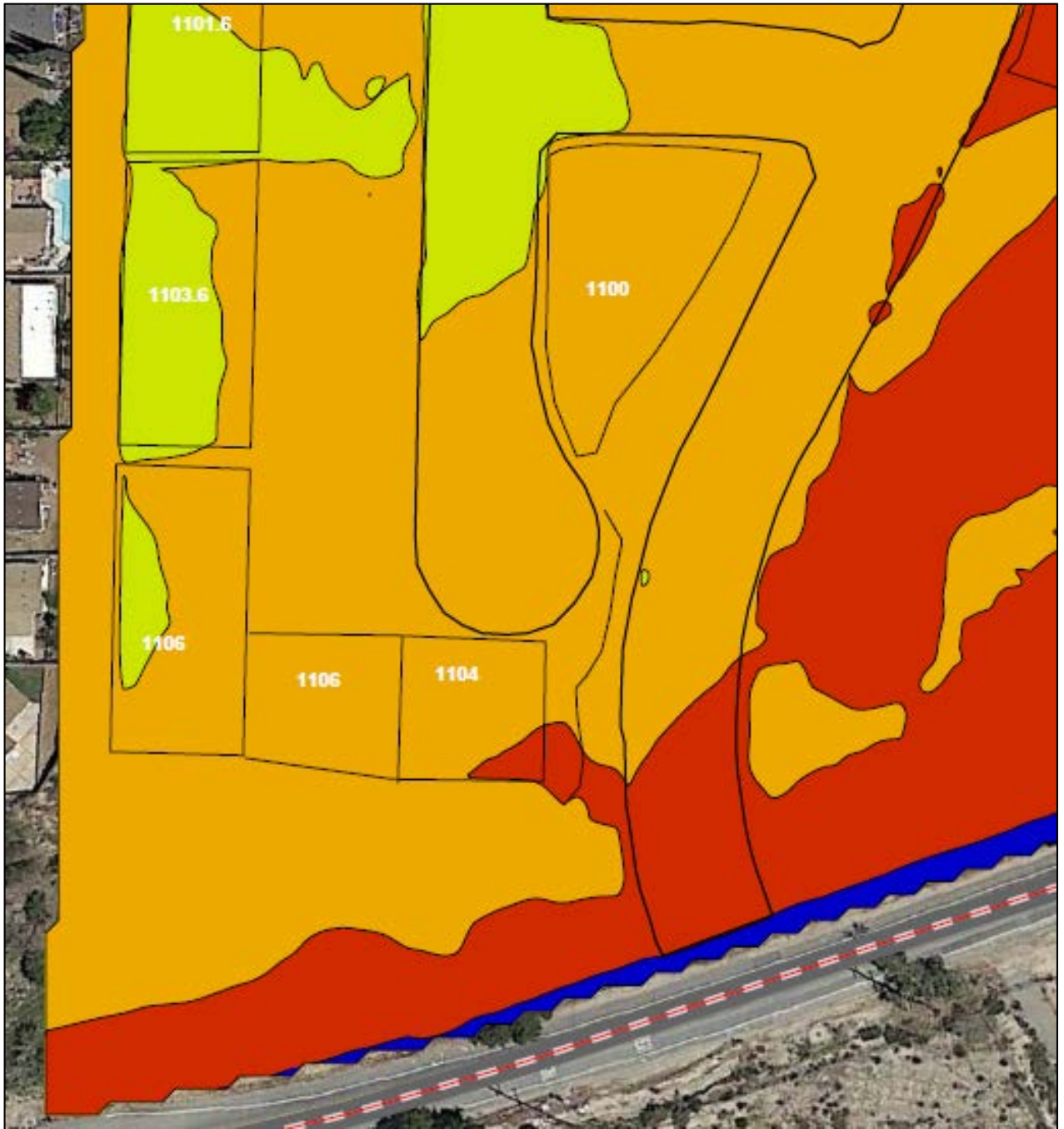


Figure 34-1
Existing, Unmitigated Noise Levels



Source: Figure 3A&B of the NIA (Appendix H1).

Figure 34-1
Existing, Unmitigated Noise Levels, continued



**Figure 34-2
Mitigated Noise Levels**



Source: Figure 3C&D of the NIA (Appendix H1).

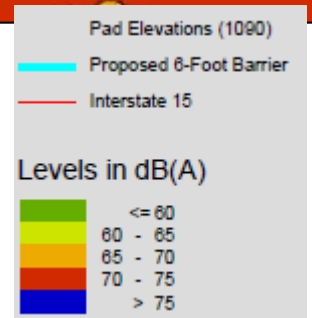
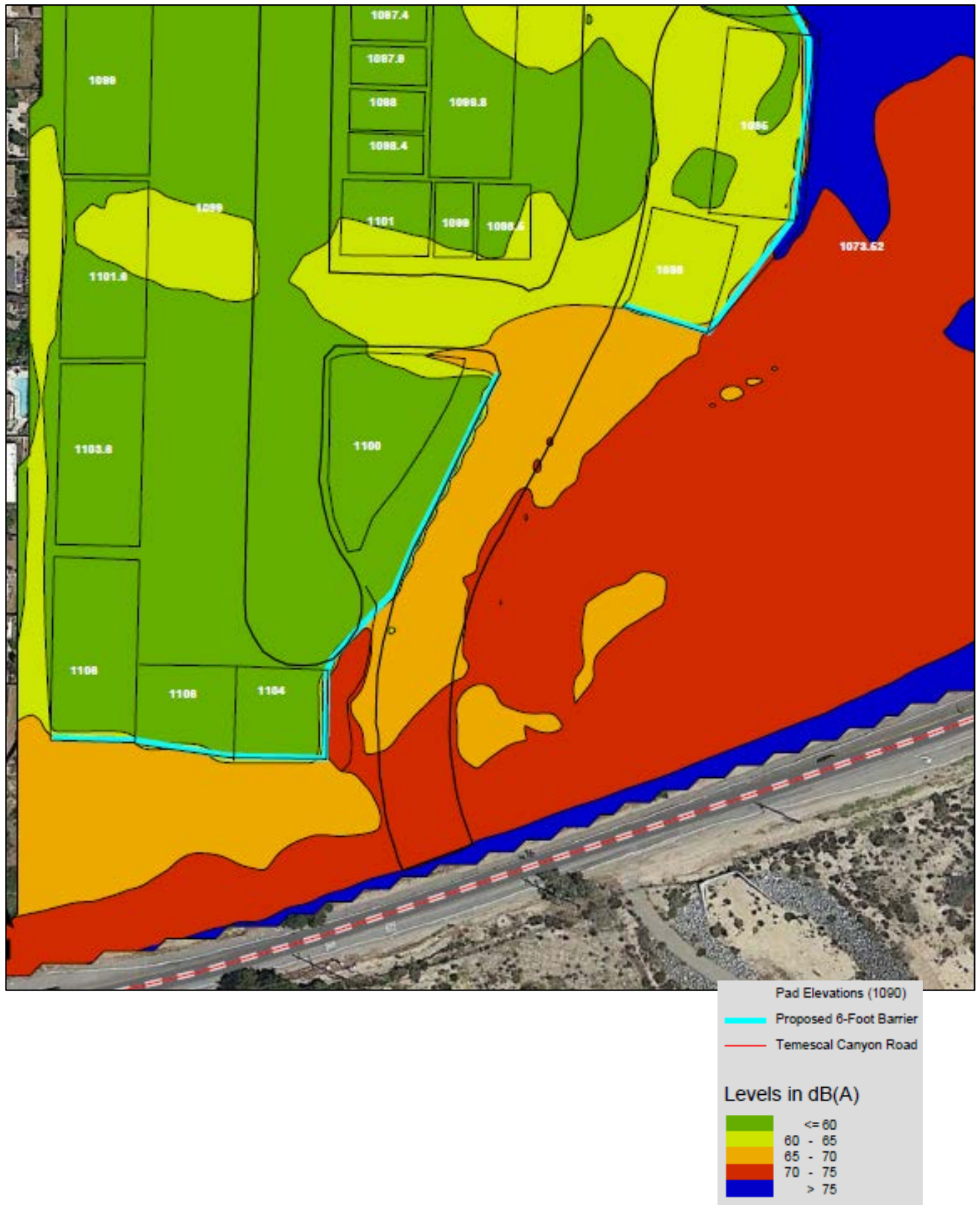
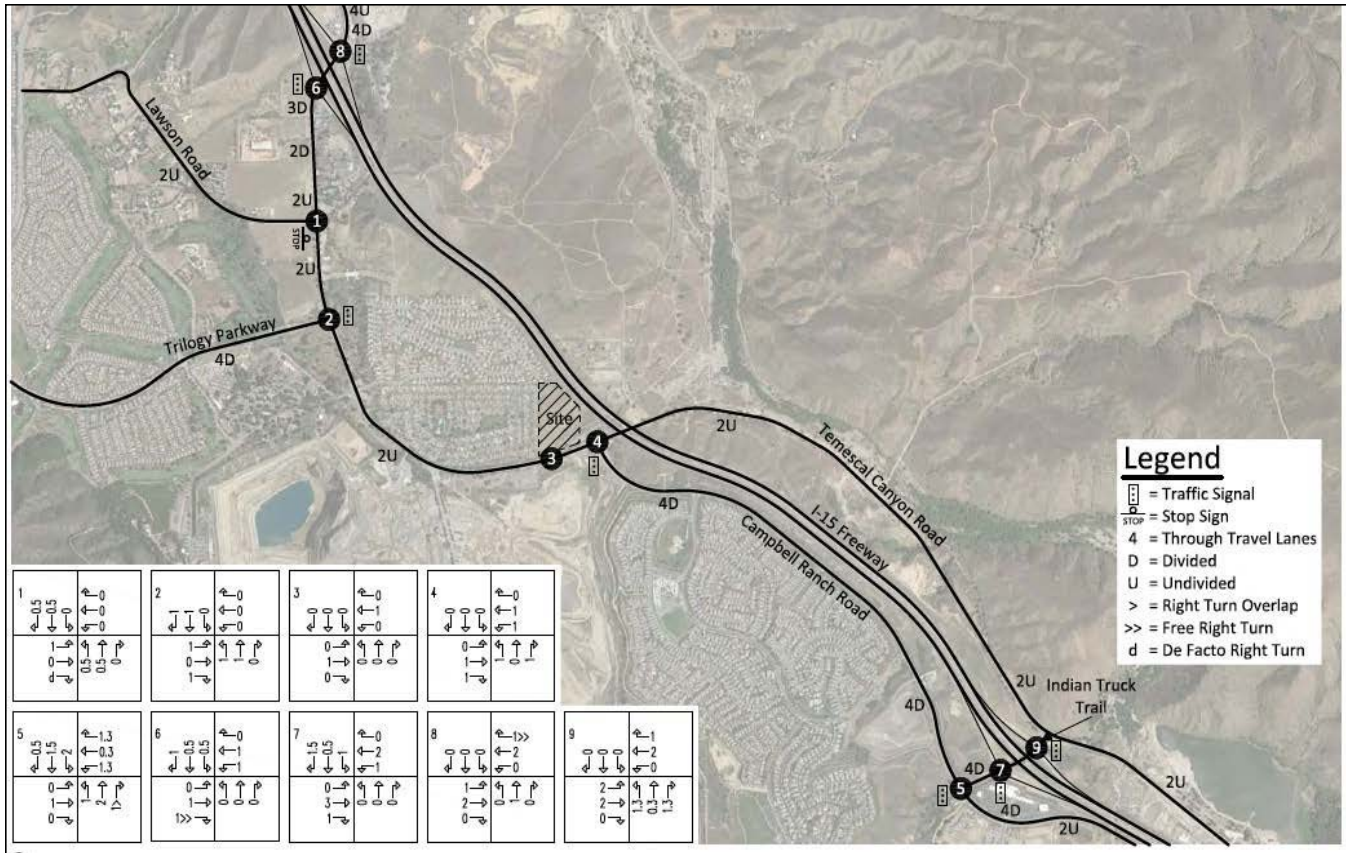


Figure 34-2
Mitigated Noise Levels, continued

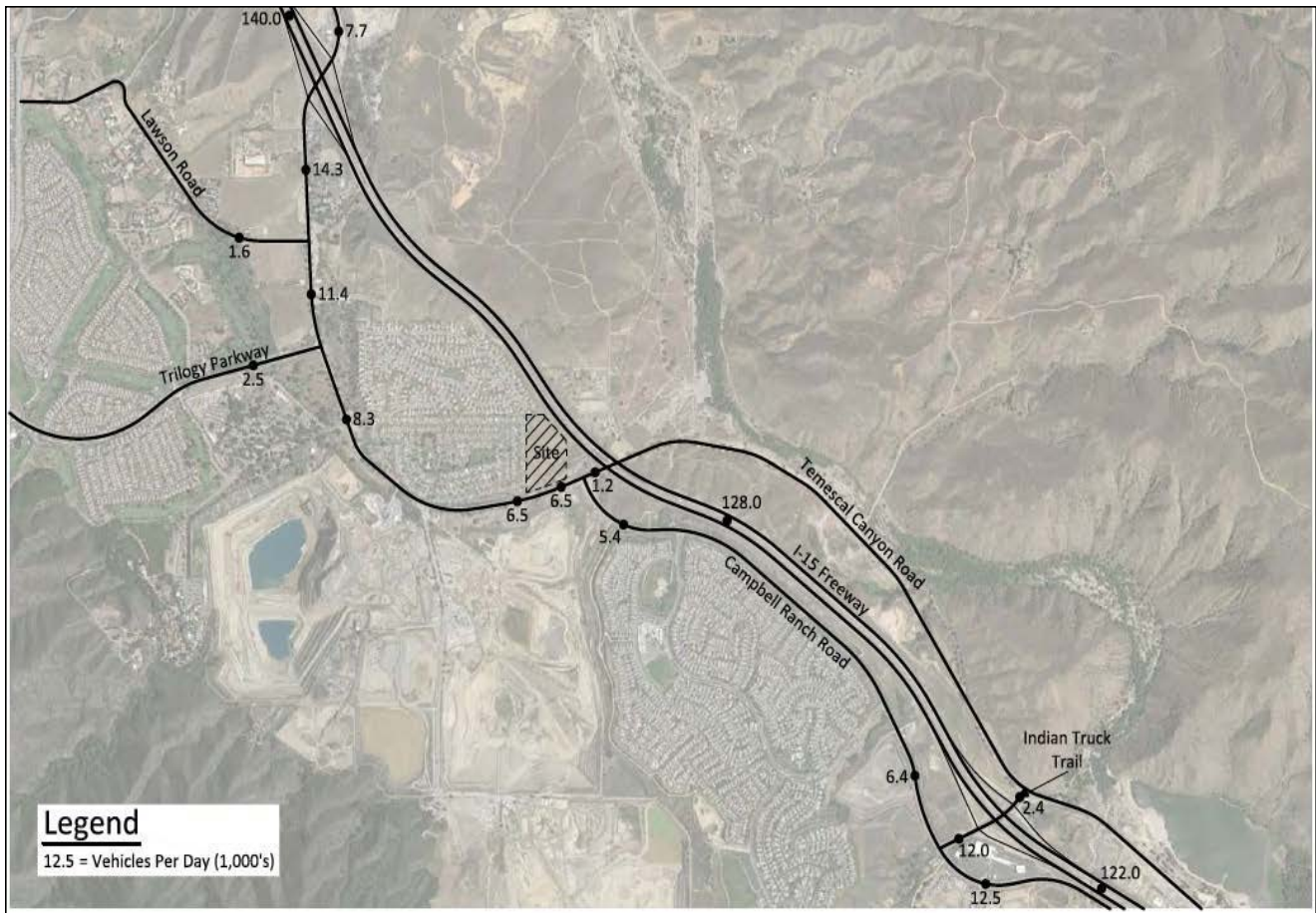


**Figure 43-1
Existing Through Travel Lanes and Intersection Controls**



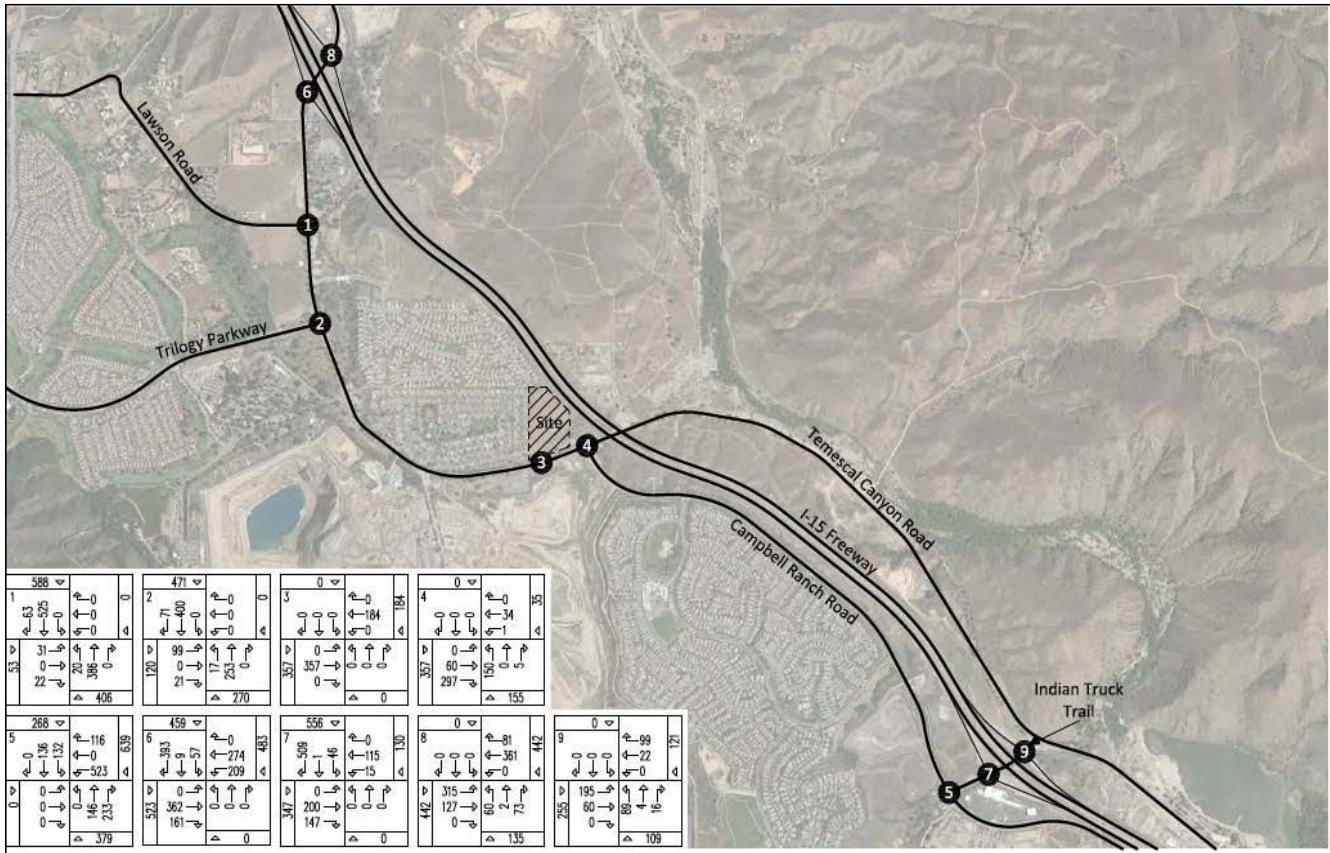
Source: Figure 3 of TIA, (Appendix I1).

**Figure 43-2
Existing Average Daily Traffic Volumes**



Source: Figure 4 of TIA, (Appendix I1).

**Figure 43-4
Existing Evening Peak Hour Intersection Turning Movement Volumes**



Source: Figure 6 of TIA, (Appendix I1).

**Figure 43-5
Project Trip Distribution – Inbound**



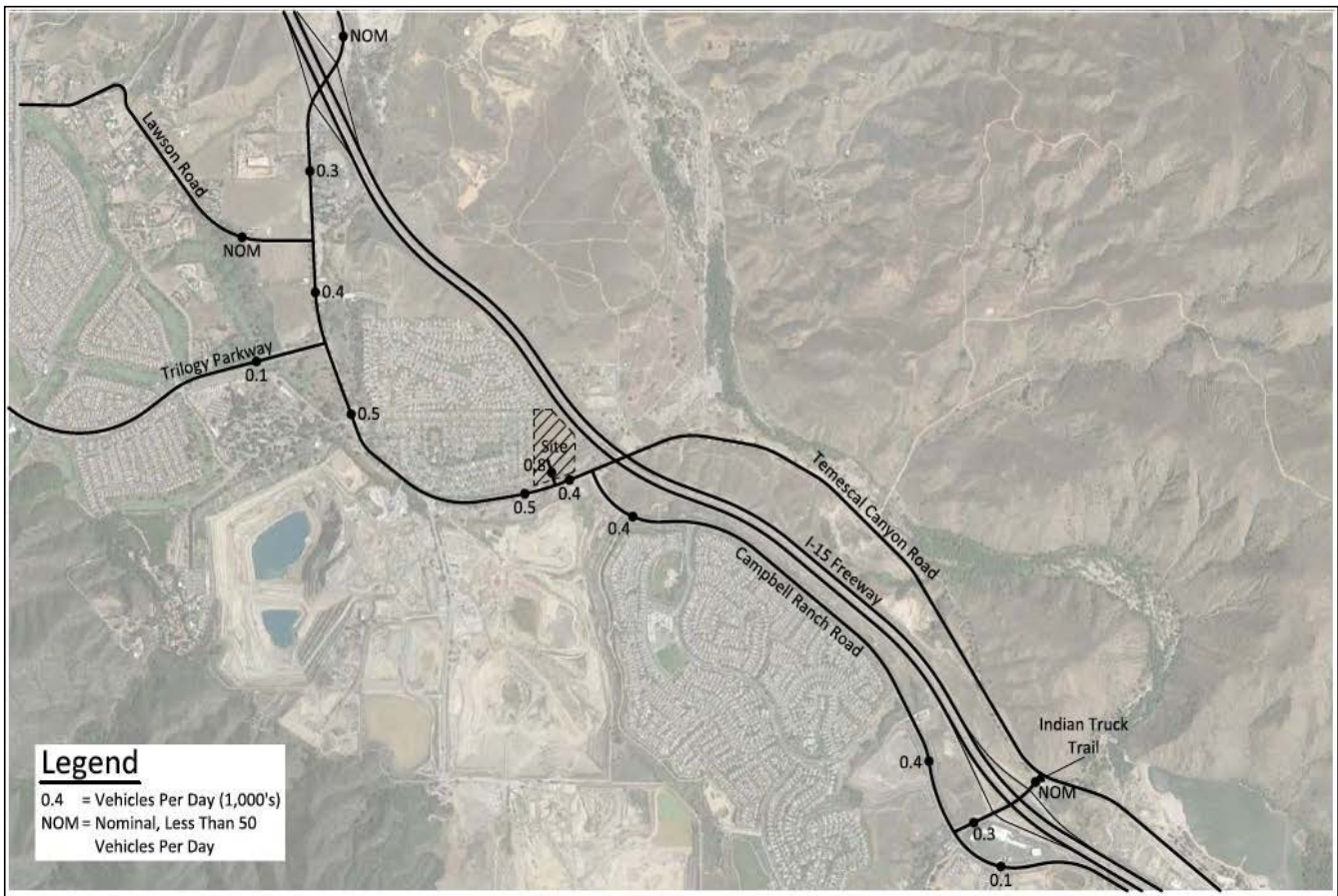
Source: Figure 14 of TIA, (Appendix I1).

**Figure 43-6
Project Trip Distribution – Outbound**



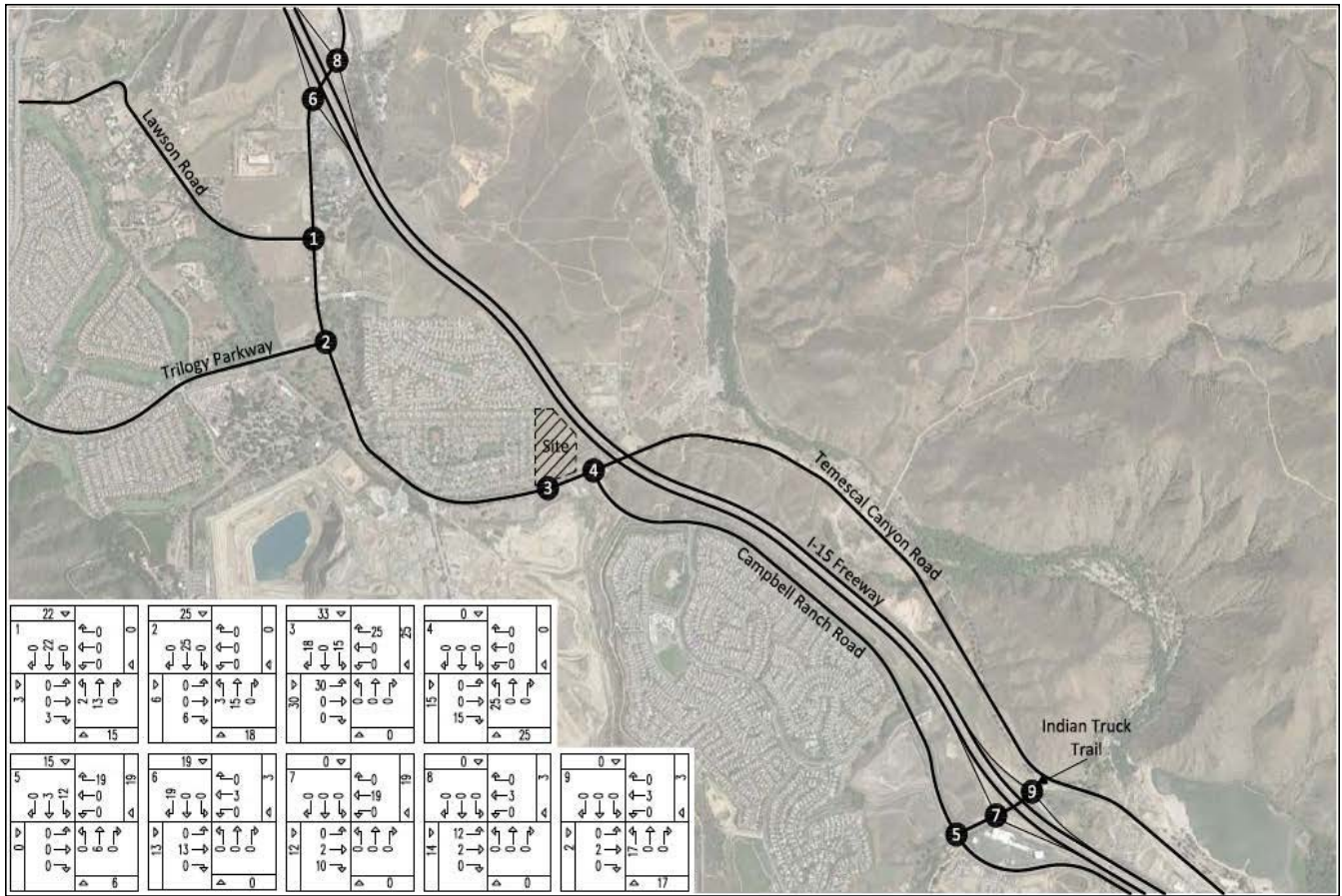
Source: Figure 15 of TIA, (Appendix I1).

**Figure 43-7
Project Average Daily Traffic Volumes**



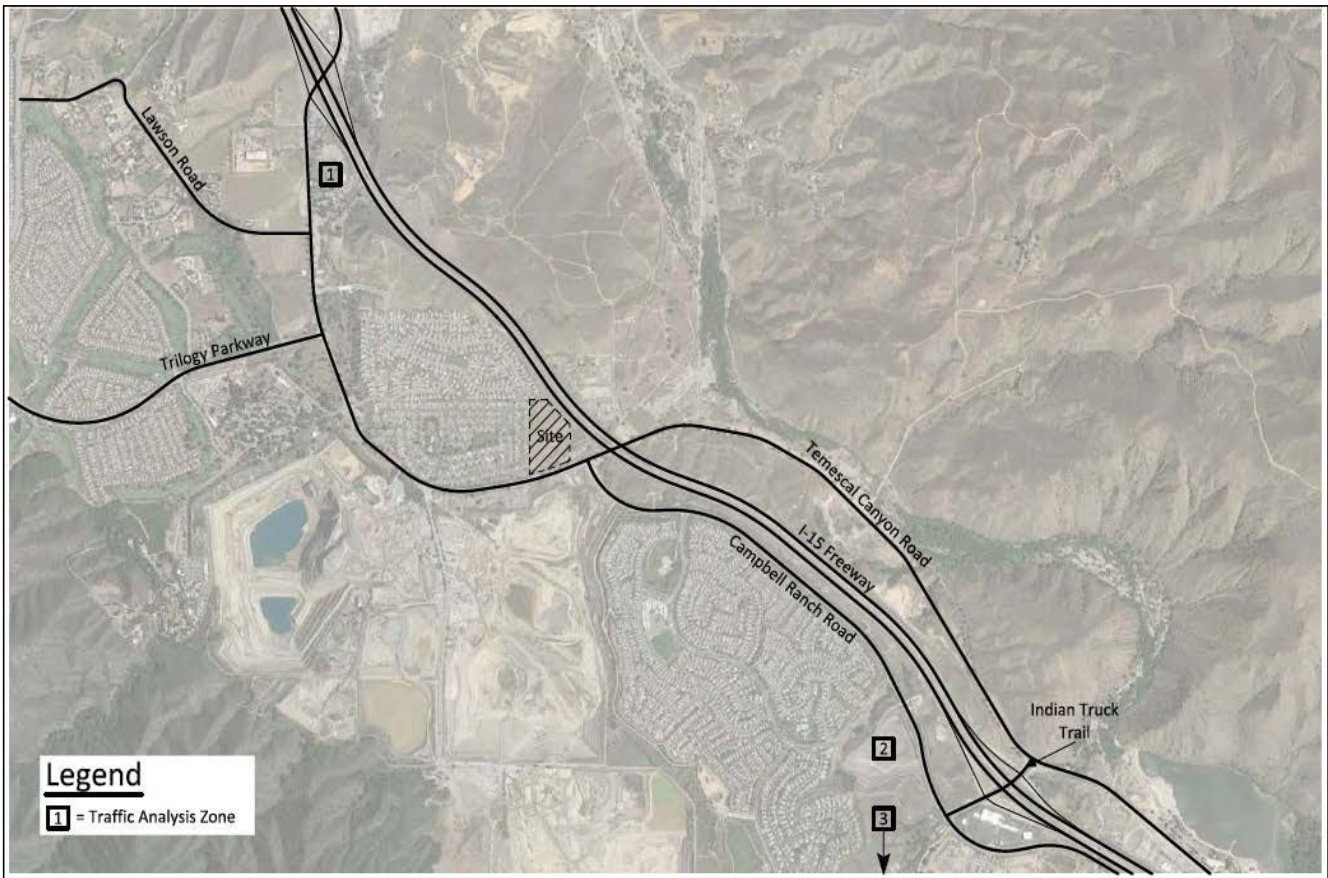
Source: Figure 16 of TIA, (Appendix I1).

Figure 43-9
Project Evening Peak Hour Intersection Turning Movement Volumes



Source: Figure 18 of TIA, (Appendix I1).

Figure 43-10
Other Development Location Map



Source: Figure 18 of TIA, (Appendix I1).

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1. MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to subdivide 14.81 acres into 3 residential lots and 6 lettered lots. The 3 numbered residential lots would be subdivided into 83 condominium units. The 6 lettered lots consist of 2 of which are for public roads, 1 for a recreational area, and 3 are designated for open space.

10. EVERY. 2. MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 37153 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 37153, Exhibit A, dated 5/15/17.

CONCEPTUAL GRADING = Tentative Tract Map No. 37153, Exhibit B, dated 5/15/17.

GPA = General Plan Amendment No. 1203

CZ = Change of Zone No. 7913

PLOT PLAN = Plot Plan No. 26209

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

10/24/17
09:37

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - 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 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

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10. GENERAL CONDITIONS

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

in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

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

TR37153 is proposing potable water service and sanitary sewer service from Temescal Valley Water District (previously known as Lee Lake Water District). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: Kunzman and Associates
1111 Town and Country Road, Suite 34
Orange, CA 92868

Noise Study: "Temescal Canyon Road, Noise Impact Analysis,"
March 4, 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR37153 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated November 1, 2016 c/o Steve Uhlman (RivCo Industrial Hygienist).

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

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - ECP COMMENTS

RECOMMND

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the report and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this 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 Riverside County Environmental Health - Environmental Cleanup Programs 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: provide approved standard fire hydrants (6"x4"x2 1/2") located one at each intersection, and spaced not more than 330 feet apart in any direction. The water system shall be capable of providing 1,000 GPM for 2 hours duration at a minimum of 20 PSI operating pressure from each hydrant. This amount shall be in addition to the average day demand as defined in the California Administrative Code, Title 22, Chapter 16, (California Waterworks Standards).

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Tract Map (TR) 37153 is a proposal for a Schedule "E" subdivision for detached condominiums on a 14.8-acre site in the Glen Ivy area. The project is located on the north side of Temescal Canyon Road along the west side of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Interstate 15 Freeway. Change of Zone 07913, which proposes to change the current zoning of the site from Commercial Office (C-O) to Planned Residential (R-4), is being processed concurrently with this project.

A portion of the site is located within the 100-year Department of Water Resources (DWR) Awareness floodplain for Mayhew Canyon Wash as delineated on Best Available Maps (BAM) by California Department of Water Resources (DWR) and is available at:

<http://gis.bam.water.ca.gov/bam/>

Mayhew Canyon Wash has a tributary drainage area of approximately 5 square miles and traverses along the southern boundary of the site as it parallels Temescal Canyon Road. Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. No grading or improvements shall be proposed within the delineated floodplain - with the exception of an adequately bulked-designed roadway crossing from Temescal Canyon Road in order to provide access to the proposed condominiums. Ingress/egress to the proposed development may become impaired during severe storm events.

The central portion of the site is located on a plateau with the northern three-quarters of the site. This area naturally drains in a northeasterly direction towards the existing freeway culvert(s). The southern quarter of the site naturally drains in a southeasterly direction and into Mayhew Canyon Wash. The quarry/mining operation located on the south side of Temescal Canyon Road has significantly changed the historic flow path for Mayhew Canyon Wash. From aerial photos it appears that some interim drainage ditches may redirect low flows around the mining pits; however, these do not have sufficient capacity to convey larger storm events. While some offsite flows are conveyed along Temescal Canyon Road and enter the site at the southwest corner, all of the tributary flows for Mayhew Canyon Wash will reach the site near the southeast corner of the site just downstream of the road culvert under Temescal Canyon Road. The flows from the wash and freeway culvert(s) traverse private property on the east side of the 15 Freeway and ultimately converge just prior to being discharged into Temescal Canyon Wash.

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10. GENERAL CONDITIONS

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

Infiltration basins are proposed to mitigate increased runoff and water quality impact this development would generate. A preliminary water quality management plan (WQMP) has been submitted to the District and found satisfactory for tentative approval of the project. Key elements in the design of these basins are 12-foot access roads, maintenance access ramps to the bottom, and retaining walls outside of the wetted perimeter. A final WQMP shall be submitted and approved prior to the release of any permits or recordation of the final map.

The exhibit shows proposed storm drains discharging mitigated onsite flows at the northern property line and on to private property just upstream of the Caltrans freeway culvert. The project shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. If such permission cannot be obtained, the project shall be redesigned to eliminate the need for the drainage acceptance. Maintenance access to the storm drain outlet shall be provided.

10.FLOOD RI. 2 MAP ORD 458 FLOODPLAIN RECOMMND

A portion of the site is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. and shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map.

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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

district, parks agency or commercial property owners
association. Residential homeowners associations are
discouraged.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

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

To comply with the WQMP a developer must submit a "Project
Specific" WQMP. This report is intended to a) identify
potential post-project pollutants and hydrologic impacts
associated with the development; b) identify proposed
mitigation measures (BMPs) for identified impacts including
site design, source control and treatment control
post-development BMPs; and c) identify sustainable funding
and maintenance mechanisms for the aforementioned BMPs. A
template for this report is included as 'exhibit A' in the
WQMP.

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10. PLANNING. 1 MAP - 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:

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 County Archaeologist to discuss the significance of the find.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* 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 cultural resource, attend the meeting described above, and

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

continue monitoring of all future site grading activities as necessary."

10.PLANNING. 2 MAP - 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 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 MAP - GEO02504 ACCEPTED RECOMMND

This County Geologic Report (GEO) No. 2504, an update to (GEO) No. 2033, was prepared for this development (TR37153) by LGC Geo-Environmental, Inc. and is entitled "Supplemental Geotechnical Investigation, Proposed Multi-Family Residential Development, Tentative Tract No. 37153, Temescal Canyon Area, Riverside County, California", and dated November 30, 2016. In addition, LGC submitted the following documents:

"Infiltration Investigation Report for the Onsite Storm Water Infiltration Devices, for the Multi-Family Residential Tract Development, Tentative Tract map 37153, Temescal Canyon Road and I-15 Freeway, City of Corona, Riverside County, California," dated November 23, 2016.

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10. GENERAL CONDITIONS

10.PLANNING. 3. MAP - GEO02504 ACCEPTED (cont.)

RECOMMND

"Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California", by LGC Inland, Inc., dated December 11, 2007.

"Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Corona Area of Riverside County, California", by LGC Inland, Inc., dated December 15, 2006.

These documents are hereby incorporated as a part of GEO No. 2504.

GEO No. 2504 concluded:

- 1.Active or potentially active faults are not known to exist on the site.
- 2.The possibility of ground rupture is considered remote, and the possibility of liquefaction is considered negligible.
- 3.The estimated total static settlement of the foundations should be approximately 0.50 inches, and the differential settlement is expected to be 0.25 inches over a horizontal distance of approximately 30 feet.
- 4.Proposed cut and fill slopes constructed at a 2:1 h:v should be grossly and surficially stable.
- 5.Current laboratory test results indicate the majority of the onsite soils generally have a Very low to Low expansion potential.

GEO No. 2504 recommended:

- 1.Vegetation in areas to be graded should be stripped and hauled offsite..
- 2.Earthwork and grading should be performed in accordance with all applicable requirements of the Grading and Excavation Code and the Grading Manual of the County of Riverside, in addition to the provisions of the 2013

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO02504 ACCEPTED (cont.) (cont.) RECOMMND

California Building Code. Grading should also be performed in accordance with applicable provisions of the Standard Grading Specifications prepared by LGC.

3.Compressible soil materials should be overexcavated to competent material and replaced with compacted fill soils.

4.Within the upper portions of the site, in all areas of proposed structures, improvements, and fills, the upper 2 feet to 5 feet of soils should be overexcavated and replaced with compacted fill soils.

5.In the roadway and hardscape areas in the lower portions of the site, the upper 4 feet to 15 feet of the soils should be overexcavated and replaced with compacted fill.

6.Overexcavation bottoms should have a minimum 85 percent relative compaction per ASTM-D-1557.

This update to GEO No. 2504 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2504 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. 4 MAP - PDA05026 ACCEPTED RECOMMND

PDA05026concludes:

The built environment resources identified within the Project Site (Temescal-Road-1 and Temescal-Culvert-1 and -2) are recommended as not eligible for listing in the California Register and do not qualify as County Historical Landmarks, the project would have no impact on historical resources and no further analysis is necessary for these resources.

One prehistoric archaeological site (CA-RIV-630) was previously recorded within the Project Site; however, the pedestrian survey failed to identify the existence of CA-RIV-630 and it is likely that it has been displaced (possibly by the original construction of I-15) or buried, was mapped incorrectly, or early researchers mistakenly

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - PDA05026 ACCEPTED (cont.)

RECOMMND

identified natural rocks as cultural artifacts. Two isolated prehistoric metavolcanic flakes were identified by Pechanga on top of the mesa/bluff within the Project Site that are possibly associated with CA-RIV-630. Given their isolation and disturbed context, the flakes are not recommended as eligible for listing in the California Register of Historical Resources and no further work is recommended for them.

PDA05026 recommends the following:

CULT-1: Prior to the issuance of grading permits, developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resources 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 Native American monitors. A sign-in sheet for attendees of this training shall be include 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, etc. The Project Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow for 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 conditional of approval.

CULT-2 The Applicant shall retain a Native American Monitor who shall be present during construction excavations (e.g., grading, trenching, or clearing/grubbing) associated with the proposed Project.

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE (cont.) RECOMMND

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. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 20 feet from a public street.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet from a public street.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 3,500 square feet.

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS RECOMMND

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

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

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

10.PLANNING. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004 and those of PLOT PLAN APPROVED EXHIBIT D.

10.PLANNING. 17 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure

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10. GENERAL CONDITIONS

10.PLANNING. 17 STKP- OFF-HIGHWAY VEHICLE USE (cont.) RECOMMND

all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

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

TRANS DEPARTMENT

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - 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

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.) RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

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

10.TRANS. 6 MAP - TS/CONDITIONS RECOMMND

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

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10. GENERAL CONDITIONS

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

RECOMMND

the traffic study assumptions.

Temescal Canyon Road (NS) at:
Lawson Road (EW)
Trilogy Parkway (EW)

Project Access (NS) at:
Temescal Canyon Road (EW)

Campbell Ranch Road (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Freeway Southbound Ramps (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Freeway Northbound Ramps (NS) at:
Temescal Canyon Road (EW)
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.

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS

RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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10. GENERAL CONDITIONS

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

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

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40. PRIOR TO PHASING (UNITIZATION)

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

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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - SOLID WASTE SERVICE RECOMMND

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

50.E HEALTH. 2 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, PRIOR TO MAP RECORDATION.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 2 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. 3 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. 4 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 provide 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.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5 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. 6 MAP*-#70-ECS-ADDRESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The address 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 contrasting with the background colors of the sign. Address shall be displayed horizontally.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 2 MAP SHOW FLOODPLAIN ON ECS RECOMMND

A portion of the site is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. and shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate flood plains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

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50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 3,500 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.

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50. PRIOR TO MAP RECORDATION

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

~~50.1.1. D.~~ All lots on the FINAL MAP shall comply with the length-to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as numbered lots on the FINAL MAP.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1203 and Change of Zone No. 7913 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - FEE BALANCE

RECOMMND

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

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

RECOMMND

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment

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

...or other document creating the assessment lien.

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

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

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

50.PLANNING. 33 MAP - CC&R RECIPROCAL EASEMNT RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review; and (b) the land divider shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the land divider to the Office of the County Counsel shall include all of the following:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

MAP - CC&R RECIPROCAL EASEMNT (cont.)

RECOMMND

2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and

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

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between all lots/parcels shown on the TENTATIVE MAP, and (c) contain the following provisions verbatim:

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply:

This Grant of Reciprocal Easement 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 reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department-Survey Division-for safe keeping until the final

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - CC&R RECIPROCAL EASEMNT (cont.) (cont.)RECOMMND

The map is ready to record. The Transportation Department-Survey Division shall record the original grant of reiprocal easement document in conjunction with the recordation of the final map.

50.PLANNING. 34 MAP - CC&R COMMON USE/MAINT RECOMMND

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

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

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

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - CC&R COMMON USE/MAINT (cont.) RECOMMND

owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development consistent with Ordinance No. 348 Section 8.9.5.C.

Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust or other legal entity having the right to assess the individual lot owners consistent with Ordinance No. 348 Section 8.95.C."

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 Canyon Road and so noted on the final map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - STREET NAME SIGN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 3 MAP - CORNER CUT-BACK I RECOMMND

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

50.TRANS. 4 MAP - LIGHTING PLAN RECOMMND

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

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

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

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails along Temescal Canyon Road.
- (3) Streetlights.
- (4) Traffic signals located on Temescal Canyon Road at intersection of Campbell Ranch Road.
- (5) Street sweeping.

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

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50. PRIOR TO MAP RECORDATION

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

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.

50.TRANS. 6 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 7 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping and 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 and trail shall be improved within Temescal Canyon Road.

Landscaping plans shall be submitted on standard County

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - LANDSCAPING/TRAILS (cont.) RECOMMND

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

50.TRANS. 8 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 9 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 10 MAP - CONSTRUCT RAMP RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12

MAP - PART-WIDTH

RECOMMND

Temescal Canyon Road along project boundary (from Campbell Ranch Road to west project boundary) is a paved County maintained road designated Major Highway and shall be improved with 8" concrete curb and gutter (project side), 59'-64' feet part-width AC pavement (38'-43' on the project side and 21' on opposite side of the centerline); match up asphalt concrete paving, reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the 104'-109' part-width dedicated right-of-way (64'-69' on the project side and 40' on the other side of the centerline) in accordance with County Standard No. 93 and Standard No. 405 (page 1 of 2 and 2 of 2), Ordinance 461. (Modified for increased half-width right-of-way (project side) from 59'-64' to 64'-69' and increased transition AC improvement from 38' to 38'- 43' from the intersection of Campbell Ranch Road westerly project side.)

NOTES:

1. A 5' meandering sidewalk shall be constructed within the 26' parkway per Standard No. 404, Ordinance 461.
2. A bus turnout shall be constructed west of street "A" on Temescal Canyon Road per County Standard No. 814, Ordinance 461.
3. A 10' multi-purpose d.g. trail and a 3' high split PVC fence shall be constructed within the 26' parkway per County Standard No. 405, pages (1 of 2) and (2 of 2), Ordinance 461, within the 26' parkway.
4. The project proponent shall obtain the required off-site right-of-ways for required road improvement and off-site grading easement prior to final map recordation or commencement of construction, whichever comes first.
5. Construct a transition AC pavement tapering to the west and east project improvement boundaries for the 55 mph speed limit and/or as determined by the Director of Transportation.

50.TRANS. 13

MAP - PRIVATE STREETS

RECOMMND

"A" Street (portion of "A" Street from "B" Street to end of cul-de-sac), and "B" and "C" streets are reserved private streets and shall be improved with 36' full-width AC

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - PRIVATE STREETS (cont.)

RECOMMND

pavement, 6" concrete curb and gutter, and 5' sidewalk within a 60' private road easement in accordance with County Standard No. 105, Section "C". (36'/60') (Modified for reduced full-width AC pavement improvement from 40' to 36'.) The easement 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 (on both sides) shall be constructed adjacent to the property line within the 12' parkway.

Street "A" (Entry Street - Temescal Canyon Road to street "B") is a reserved private ENTRY STREET, and shall be improved with 32'-58' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (both sides) within a 52'-82' private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (32'-58'/52'-82') (Modified for easement width from 74' to 52'-82' and improvement from 44' to 32'-58' AC pavement, and concrete sidewalk to be adjacent the property line. The easement 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 both sides) shall be constructed adjacent to the property line within the 10' parkway.
2. Construct a bridge over street "A" drainage creek as directed by the Director of Transportation. Please contact the County's bridge engineer Tayfun Saglam at (951) 955-2871 for bridge selection.

50.TRANS. 14 MAP - TS/GEOMETRICS

RECOMMND

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

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one shared through/right-turn lane

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - TS/GEOMETRICS (cont.)

RECOMMND

as approved by the Transportation Department.

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

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

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

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

RECOMMND

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

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS (cont.) RECOMMND

and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

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

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP - SWPPP REVIEW (cont.)

RECOMMND

Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 16 MAP-RETAINING WALL PERMIT(S)

RECOMMND

Tentative Tract No. 37153 proposes Mechanically Stabilized Earth Walls to develop the site. Prior to issuance of a grading permit, the applicant/developer shall obtain a separate wall permit(s) for the Mechanically Stablized Earth Walls.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st 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. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 2 EPD - 30 DAY BUOW SURVEY RECOMMND

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

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

60.EPD. 3 EPD - RIP/RIV MAPPING RECOMMND

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the mapped Riparian/Riverine habitat depicted on Figure 9 (page 37), Jurisdictional Features and MSHCP Riparian/Riverine Areas, found within the document titled "Temescal Canyon Residential Development Biological Resources Assessment" dated November 2016 (PDB06427) completed by ESA / PCR.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and include the necessary water quality features to mitigate the impacts of each phase which shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows for each phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP/MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

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 MAP - CULTURAL SENSITIVITY TR 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 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

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. 16 MAP - SECTION 1601/1603 PERMIT RECOMMND

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

60.PLANNING. 17 MAP - SECTION 404 PERMIT RECOMMND

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

60.PLANNING. 19 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 14.81 acres (gross) in accordance with the TENTATIVE MAP. If the development is

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - SKR FEE CONDITION (cont:) RECOMMND

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. 20 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. 21 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. 24 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1203 and Change of Zone No. 7913 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 25 MAP - RETAINING WALL RECOMMND

As shown on CONCEPTUAL GRADING, the project includes an up to 35' tall mechanically stabilized earth (MSE) retaining wall along the project's eastern and southern sides. All measures to minimize the height of the retaining wall shall be incorporated into the design of final grading where feasible. Additionally, areas for planting of trees and shrubs in front of the retaining wall and/or area for planting of vines on the retaining wall shall be incorporated into the design of grading where feasible.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - CONSTRUCTION NOISE

RECOMMND

Pursuant to Mitigation Measure NOI-2, Prior to the issuance of a grading permit, the following notes shall be added to grading and building plans to include the following:

-During grading and construction, the Building and Safety Department shall verify that the following measures are implemented to reduce construction noise and vibrations, emanating from the proposed Project:

-During all Project site demolition, excavation and grading onsite, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

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

-Equipment shall be shut off and not left to idle when not in use.

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

-The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible."

60.PLANNING. 27

MAP - TEMESCAL ROAD - MM CUL 1

RECOMMND

Prior to any ground disturbance that may affect Temescal-Road-1, Temescal-Culvert-1 and -2, the Project applicant shall retain a qualified architectural historian or archaeologist to photograph representative sections of Temescal-Road-1, to measure the pavement width, and to photograph and prepare measured drawings of both culverts (Temescal-Culvert-1 and -2). The documentation shall be submitted to be archived at the Riverside County Planning Department and the Eastern Information Center, prior to the issuance of a grading permit.

This condition of approval implements mitigation measure

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - TEMESCAL ROAD - MM CUL 1 (cont.) RECOMMND

~~MM CUL-1~~ of the Mitigated Negative Declaration

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 - 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - ACOUSTICAL ANALYSIS

RECOMMND

Final Noise Study Required:
Once precise grading and architectural plans are available,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - ACOUSTICAL ANALYSIS (cont.) RECOMMND

and prior to building permit issuance, a final acoustical impact analysis shall be performed to confirm the preliminary acoustical impact analysis' findings and determine if additional mitigation is necessary to conform with County standards.

EPD DEPARTMENT

80.EPD. 1 EPD - 30 DAY BUOW REPORT RECOMMND

Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

FIRE DEPARTMENT

80.FIRE. 2 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. 3 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all residential occupancies 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

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FLOOD RI DEPARTMENT

80.FLOOD-RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 3 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to PLOT PLAN APPROVED EXHIBIT B, APPROVED EXHIBIT C, and APPROVED EXHIBIT D.

80.PLANNING. 4 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on PLOT PLAN APPROVED EXHIBIT B and APPROVED EXHIBIT D

80.PLANNING. 5 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. A minimum of 166 garage parking spaces and 42 on private street parking spaces shall be provided on-site.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 MAP - TRASH ENCLOSURES RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND

In accordance with Mitigation Measure NOI-1, 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 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. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14

MAP - ENTRY MONUMENT PLOT PLAN (cont.)

RECOMMND

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).

Entry monuments shall substantially conform with PLOT PLAN APPROVED EXHIBIT D.

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 cleared individually.

80.PLANNING. 15

MAP - MODEL HOME COMPLEX

RECOMMND

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

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

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.

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

RECOMMND

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

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

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

80.PLANNING. 16 MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 17 MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines and PLOT PLAN APPROVED EXHIBIT D.

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

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

RECOMMND

within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with

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

roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

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

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

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

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

provide specifications that shall be approved by the Planning Department).

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

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

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

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

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

80.PLANNING. 19 MAP - CONSTRUCTION NOISE

RECOMMND

Pursuant to Mitigation Measure NOI-2, prior to the issuance of a building permit, the following notes shall be added to grading and building plans to include the following:

-During grading and construction, the Building and Safety Department shall verify that the following measures are implemented to reduce construction noise and vibrations, emanating from the proposed Project:

-During all Project site demolition, excavation and grading on site, construction contractors shall equip all construction equipment, fixed or mobile, with properly

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - CONSTRUCTION NOISE (cont.) RECOMMND

~~operating and maintained mufflers, consistent with manufacturer standards.~~

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

-Equipment shall be shut off and not left to idle when not in use.

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

-The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails along Temescal Canyon Road.
- (3) Streetlights.
- (4) Traffic signals located on Temescal Canyon Road at intersection of Campbell Ranch Road.
- (5) Street sweeping.

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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 materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 MAP - 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 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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.

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:

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90. PRIOR TO BLDG FINAL INSPECTION

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

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 Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 MAP - WQMP ANNUAL INSP FEE RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 MAP-#45-FIRE LANES RECOMMND

The applicant or developer 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 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 website: www.rcwatershed.org/about/materials-library.

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3: MAP IMPLEMENT WQMP RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct an eight (8) foot high decorative block wall along the north, east, and south side of lot 3 (units 74-75, 77-83) and a six (6) foot high decorative block wall along the north side of lot 2 and north and east side of lot 1 in accordance with Figure 32-2 of the Initial Study/Mitigated Negative Declaration. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP - INTERPRETIVE TRAIL SIGN RECOMMND

Pursuant to Mitigation Measure CUL-2, prior to the first occupancy, the Project applicant shall install an interpretive sign on the planned trail that depicts the old road with photos, drawings, and includes a brief narrative on the road's history and importance. The design plans for the sign shall be reviewed by the Planning Department prior to its installation.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with the development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

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

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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

90.TRANS. 5

MAP - LANDSCAPING

RECOMMND

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

Landscaping and trail shall be improved within Temescal Canyone Road.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

90.WASTE. 2 MAP - 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.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1. USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 square feet of landscaping, and recreation areas.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

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

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

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

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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 Plot Plan No. 26209 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26209 Site Plan, Exhibit A, dated 5/16/17.

APPROVED EXHIBIT B = Plot Plan No. 26209 Conceptual Elevations, Exhibit B, dated 5/16/17.

APPROVED EXHIBIT C = Plot Plan No. 26209, Conceptual Floor Plans, Exhibit C, dated 5/16/17.

APPROVED EXHIBIT D = Plot Plan No. 26209, Design Manual, Exhibit D, dated 5/16/17.

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.

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

PLOT PLAN: TRANSMITTED Case #: PP26209

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

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), Residential Uses, Planned Residential Development.

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. 12 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

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.

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10. GENERAL CONDITIONS

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. 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 - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property
that was made pursuant to Plot Plan No. 23358 shall become
null and void upon final approval of Plot Plan No. 26209
by the County of Riverside.

20. PRIOR TO A CERTAIN DATE

PLOT PLAN:TRANSMITTED Case #: PP26209

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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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PRMT REF TR37153 RECOMMND

All grading permits shall be subject to the conditions of approval of Tentative Tract Map No. 37153.

60.PLANNING. 2 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1203, and Change of Zone No. 7913 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - BUILDING PMT REF TR37153 RECOMMND

All building permits shall refer to conditions of approval from Tentative Tract Map No. 37153.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

USE - REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until General Plan Amendment No. 1203, and Change of Zone No. 7913 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: August 5, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Southern California Edison Co. (SCE) Southern
California Gas Co.

Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Surveyor

Riv. Co. Waste Resources Management Dept.
Temescal Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: 1st District
Planning Commissioner: 1st District
Western Municipal Water District (WMWD)

GENERAL PLAN AMENDMENT NO. 1203, CHANGE OF ZONE NO. 7913, AND TENTATIVE TRACT MAP NO. 37153 – EA42924 - Applicant: Temescal Office Partners – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP)– Location: North of Temescal Canyon Road, South of Whitecrown Circle, East of Wrangler Way, west of Interstate 15 – 14.81 Acres – Zoning: Commercial Office (C-O) - **REQUEST: The General Plan Amendment proposed to change the general plan designation from Community Development: Business Park (CD:BP) to Community Development: Medium High Density Residential (CD: MHDR). The Change of Zone request to change the zoning on the site from Commercial Office (C-O) to Planned Residential (R-4). The Tentative Tract Map is a Schedule B subdivision of 14.81 gross acres into 12 condominium lots for the construction of 86 units and eight (8) lettered lots for streets, landscaping, park area and a retention basin. Related Cases: N/A - APN: 290-060-024, 290-060-025
BBID:911-469-658 UDEV CASE: GPA01203 UPROJ CASE: CZ07913, UPROJ CASE: TR37153.**

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 August 11, 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 accessing the Bluebeam Studio Session at the following link. <https://studio.bluebeam.com/join.html?ID=514-201-411>. You will need Bluebeam software installed on your computer in order to access the Bluebeam Studio Session. If you do not have Bluebeam installed on your computer, you can download a free version at <http://www.bluebeam.com/us/products/free-viewer/>. 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 Mary Stark at MCSTARK@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 Judy Equez, Project Planner at (951) 955-6035, or e-mail at jeguez@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.



RCA Joint Project Review (JPR)

JPR #: 10-06-02-01

Date: 6/9/10

Project Information

Permittee: Riverside County
 Case Information: HANS 1811
 Site Acreage: 14.26 acres
 Portion of Site Proposed for
 MSHCP Conservation Area: 0 acres

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and other Plan requirements.

Data:

Applicable Core/Linkage: Proposed Extension of Existing Core 2
 Area Plan: Temescal Canyon

APN	Sub-Unit	Cell Group	Cell
290-060-024	SU 3 – Temescal Wash West	I	3348
290-060-025			

Comments:

- a. Proposed Extension of Existing Core 2 (Lake Mathews/Estelle Mountain Extension) consists of private lands located in the western region of the Plan Area. This extension is contiguous with Existing Core C (Lake Mathews/Estelle Mountain) along the length of its eastern border and serves to extend the Habitat in the Lake Mathews/Estelle Mountain area and smooth out edges along the border of this Core. Proposed Extension of Existing Core 2 is also connected to Proposed Constrained Linkage 4 (North Temescal Wash) in the north; and Proposed Linkage 1 and Proposed Constrained Linkages 3, 5 (Horsethief Canyon), and 6 (Temescal Wash south) in the south.

- b. The majority of the project site is located in Cell Group I. Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2. Conservation within this Cell Group will focus on Riversidean alluvial fan sage scrub, coastal sage scrub, riparian scrub, woodland, and forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group H to the north, to coastal sage scrub habitat proposed for conservation in Cell 3448 in the Elsinore Area Plan to the south, and to coastal sage scrub, riparian habitat, and water proposed for conservation in Cell 3351 in the Elsinore Area Plan to the east. Conservation within this Cell Group will range from 55% to 65% of the Cell Group, focusing on the northern and eastern portions of the Cell Group.



RCA Joint Project Review (JPR)

JPR #: 10-06-02-01

Date: 6/9/10

- c. The proposed project is reportedly a subdivision of approximately 14.8 acres, as well as road widening of Temescal Canyon Road to facilitate the project. Surrounding land uses include Interstate 15, high-density residential development, and sand/gravel mining. The project site is reportedly vegetated with non-native grassland, Riversidean sage scrub, Riversidean alluvial scrub, mulefat scrub, southern willow scrub, oak trees, and sycamore trees. There is a prominent drainage along the southern project boundary, which is tributary to Temescal Creek. Given that the project site is not located in the area contemplated for Conservation, the project would not conflict with the Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

- Yes. There are riverine areas on the project site. There are no vernal pools and other fairy shrimp habitat on the project site.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

- Yes. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis.

Section 6.3.2 – Was Additional Survey Information Provided?

- Yes. The project site is located in a Criteria Area Special Survey Area (CASSA) for thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. The project site is also located in an Additional Survey Area for burrowing owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

- Yes. The property is located near future and existing Conservation Areas.

Comments:

- a. Section 6.1.2: Principe and Associates prepared a Determination of Biologically Equivalent or Superior Preservation (DBESP) dated August 2009, as well as a Response to EPD Comments on the DBESP dated October 12, 2009, both of which document that there are riverine/riparian resources on site. The DBESP documents on Page 8, that there is an “ephemeral wash, an ephemeral drainage and four ephemeral tributary drainages” on the project site. The main “ephemeral wash” is located along the southern property boundary. The “ephemeral drainage” is located on the northern property boundary.



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The four tributary drainages are associated with flows that come from off-site properties under Temescal Canyon Road and into the main ephemeral wash at the southern property boundary. The soils on site are sandy and alluvial; therefore, habitat for fairy shrimp or vernal pools is not present on site. According to the Principe and Associates DBESP report, approximately 1.143 acres of riparian/riverine areas are on site. Pages 21 and 22 of the DBESP indicate that the riparian vegetation on site is not suitable for riparian birds; therefore, no focused surveys were conducted. Of the 1.143 acres, the project will result in 0.109 acre of permanent impacts to riparian/riverine resources (see figure "Impact Assessment Map" on Page 16 of the DBESP). Specifically, the project will impact 0.065 acre of mulefat scrub growing along the ephemeral wash as a result of building an arch culvert under a new road needed for site access. The arch culvert will have a buried concrete bottom, so this area is characterized as permanent impacts to the riverine wash. Widening and improvements to Temescal Canyon Road will impact three of the four drainages that connect to the main wash. These impacts from the road widening will result in 0.023 acre. Lastly, the project will impact 0.021 acre of southern willow scrub along the northern ephemeral drainage as a result of a retaining wall needed to address slope issues on the site. The project will also result in 0.055 acre of temporary impacts. Specifically, 0.029 acre of mulefat scrub will be impacted along the ephemeral wash on the southern boundary. The tributary drainages will also be temporarily impacted totaling approximately 0.009 acre. Lastly, 0.017 acre of southern willow scrub will be impacted along the northern ephemeral drainage. As the DBESP indicates, the Permittee should ensure that the temporary impacted areas will be revegetated with the same vegetation habitat types after project construction. For the permanent impacts to riparian/riverine resources, the project will mitigate on a 3:1 ratio through the Santa Ana Watershed Association (SAWA) or Riverside-Corona Resource Conservation District (RCRCD) (see Page 10 of the Principe and Associates letter dated October 12, 2009). The DBESP on Page 17 indicates that mitigation through restoration within the existing drainages on site will not be successful given the lack of hydrology. Hence, the proposal to use an in-lieu fee mitigation program. Obtaining the credits through SAWA or RCRCD will be used for enhancement efforts within the Santa Ana Watershed, of which the project site is located. Since the riparian/riverine resources on site that are not proposed to be impacted by the project will be either Conserved or avoided through an Environmental Constraints Sheet, and since the project will mitigate for its 0.109 acre of permanent impacts on a 3:1 ratio through an in-lieu fee mitigation program, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.1.3: The project site is located within a NEPSSA for Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California Orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis. Principe and Associates determined there was suitable habitat for San Diego ambrosia and slender-horned spineflower on the project site since both of these plants like alluvial soils, which are on site. Focused surveys were conducted on April 30, May 7, 29, June 12, and 29, 2009. Neither of these two plants were found on site. Based on the documentation provided by Principe and Associates, the project demonstrates compliance with Section 6.1.3 of the MSHCP.



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- c. Section 6.3.2: The project site is located in a CASSA for thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, and little mousetail. In the letter dated October 12, 2009, Principe and Associates documents that the site does not support the appropriate soils for the CASSA species. Based on the lack of suitable habitat identified on site, no focused surveys were warranted. The project site is also located in an Additional Survey Area for burrowing owl. Based on page 14 of the DBESP, Principe and Associates documents that the site was surveyed for suitable burrows and habitat for burrowing owls on May 25, 2007, and May 7, 2009. No suitable burrows were identified on site. Principe and Associates determined that since there was no suitable habitat present on site, no focused surveys were warranted for the burrowing owl. Based on the information provided by Principe and Associates, the project demonstrates consistency with Section 6.3.2 of the MSHCP.
- d. Section 6.1.4: Conservation Areas are located near the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:
 - i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
 - iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
 - iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
 - v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.



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- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS

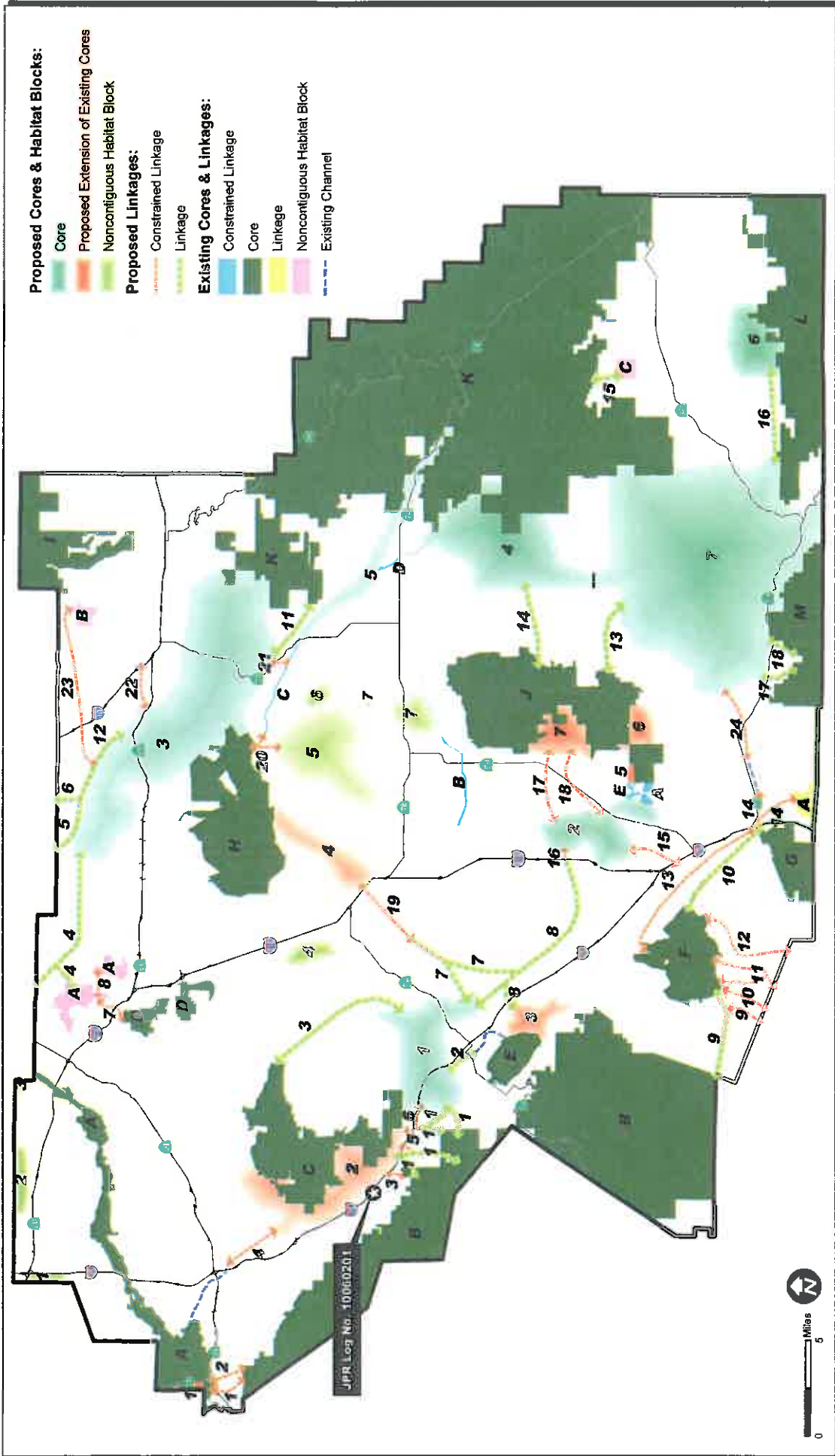


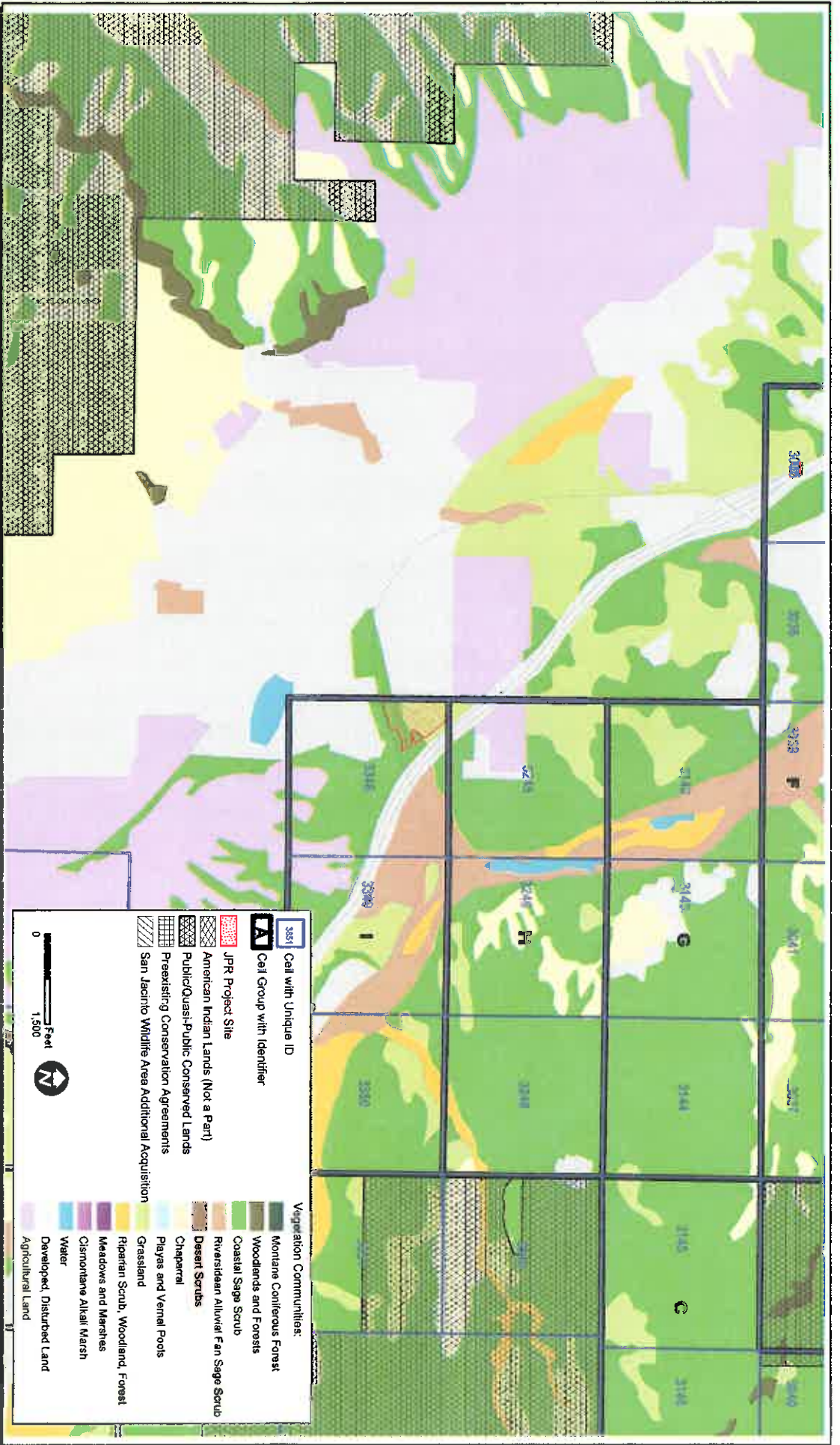
RCA Joint Project Review (JPR)

JPR #: 10-06-02-01

Date: 6/9/10

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JPR Log No. 10060201
Criteria Area Cells with MSHCP Vegetation and Project Location

MSHCP HANS - PAR01124 - Intake 1811

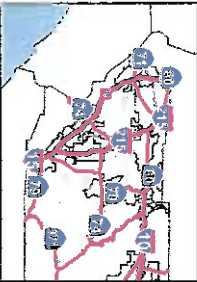
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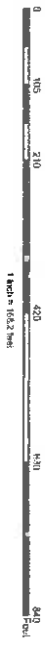
- Lake Matthews Quadrangle**
- ✓ Roads
- ▭ Parcel
- ▭ Criteria Cells
- ▭ Intake Boundaries
- ▭ HAMS Designations
- ▭ Development
- ▭ Proposed MSHCP Conservation Area

FINAL

Date: 7-25-2007



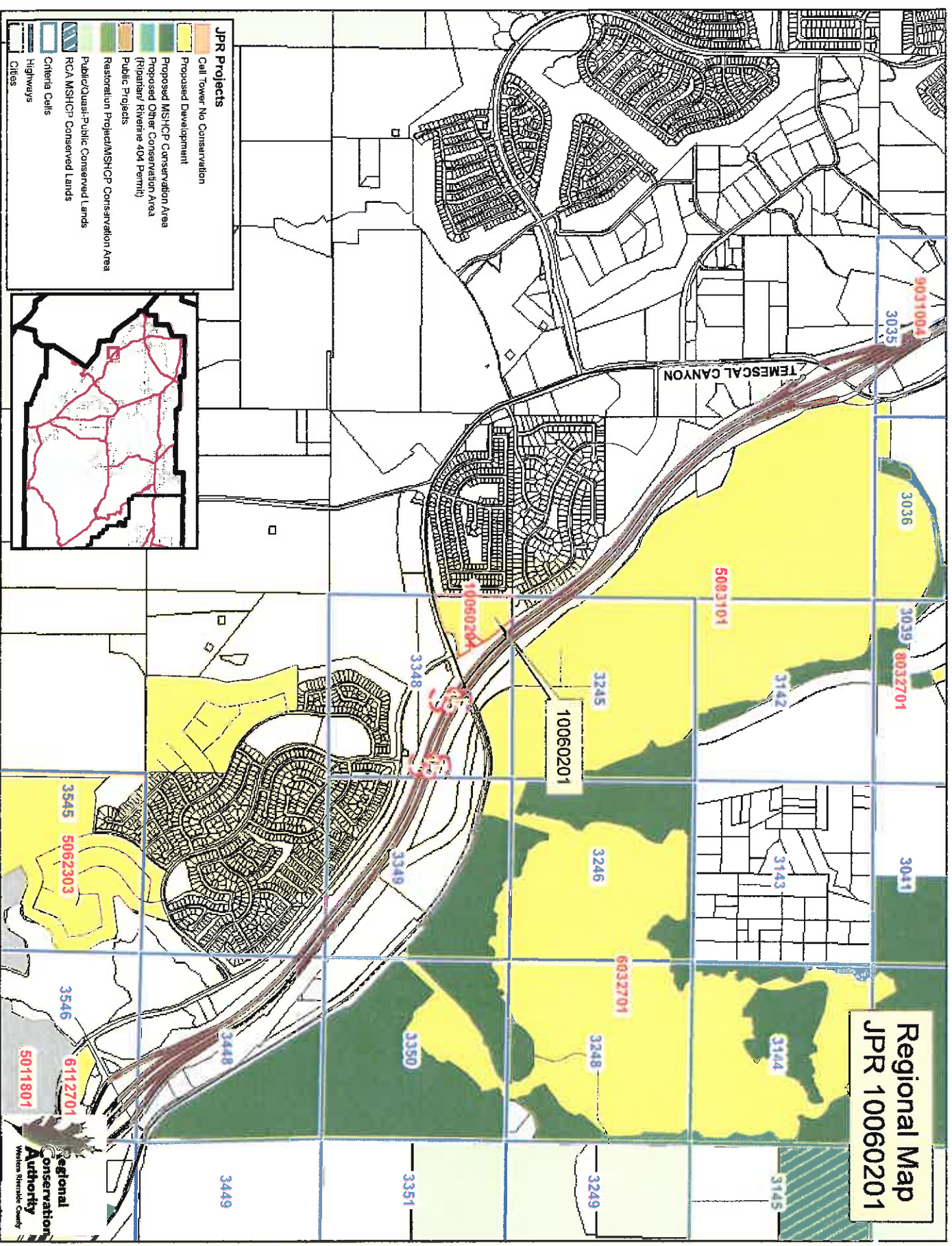
Check sheet maps and data are to be used for reference purposes only. No warranty is made as to the accuracy of the data. The user assumes all responsibility for the use of the data. The user is responsible for the accuracy of the data. The user is responsible for the accuracy of the data. The user is responsible for the accuracy of the data.



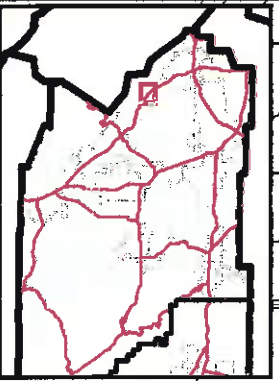
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Regional Map
JPR 10060201



- JPR Projects**
- Call Tower No Conservation
 - Proposed Development
 - Proposed MSHCP Conservation Area
 - Proposed Other Conservation Area (Riparian/ Riverine 404 Permit)
 - Public Projects
 - Restoration Project/MSHCP Conservation Area
 - Public/Quasi-Public Conserved Lands
 - RCA MSHCP Conserved Lands
 - Criteria Cells
 - Highways
 - Cities



Rough Step Units # 7



Carissa Hainsworth

From: Liza Mendez [mailto:HopeFL1@hotmail.com]
Sent: Friday, October 20, 2017 6:07 PM
To: Carissa Hainsworth <carissa@naggarinc.com>
Subject: Re: Talking points for Nov 1st meeting

Good evening Planning Commission,

We are unable to attend the meeting due to work responsibility and Wife just having major surgery, she is recovering from.

We would like you to please consider this letter as our personal recommendation to allow the Residential community to be built behind us. The benefits are better than if there was commercial building to be put in that area. We are behind the Residential community being built and they have our 100% support.

Regards,

Mr. Joseph Trevor Lycett & Mrs. Liza Lycett

Sent from my Sprint Samsung Galaxy S® 6.

October 20, 2017

Mike Naggar & Associates
445 South D Street

Dear Mr. Naggar,

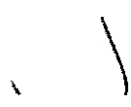
Please accept this letter as evidence of our support of your development project in Corona, CA. We feel

community with maintained landscape, which is more esthetically appealing to the eye. The developers have not only shown consideration in how it affects the adjoining properties, but is also going to

Sincerely,



Chad & Christy Unkenholz
10511 Wrencher Way



Brady, Russell

From: Yvette Favela <yfavela25@gmail.com>
Sent: Thursday, October 12, 2017 10:06 PM
To: Brady, Russell
Subject: NO to Condominium in Temescal Canyon

We are writing to vote NO to a zone change from commercial to residential so that a developer can build Condominiums on Temescal Canyon Rd near Painted Hills and Butterfield Estates!!!!

Sent from my iPhone

Brady, Russell

From: JANE SNIDER <jasnider@sbcglobal.net>
Sent: Wednesday, October 18, 2017 2:00 PM
To: Brady, Russell
Subject: Tentative Tract Map # 37153 Plot Plan

I strongly oppose the construction of 83, 2 story condominiums at the corning of Temescal Canyon Road near Campbell Ranch Road and the I-15.

The area is overbuilt with housing and has no supporting infrastructure for transportation.

The I-15 is clogged from Indian Truck Trail to the 91 from 6 am until about 10 am most mornings. Residents are having to move or lose their job due to being late no matter what time they leave for work.

Temescal Canyon Road is a two-lane road and can't currently absorb the traffic when parents are trying to get their children to school. Without a signal at the exit to this new development, it would be extremely dangerous and it would also clog the area even more.

A better use for this land would be the development of a senior care facility. It would bring a business into the area that would not generate an unacceptable increase in traffic.

Jane Snider
24597 Gleneagles Drive
Temescal Valley, CA 92883

Brady, Russell

From: MnM Brown <mnmbrown@yahoo.com>
Sent: Monday, October 23, 2017 10:06 PM
To: Brady, Russell
Subject: Stop residential building in Temescal Valley

Dear County Planner Russell Brady:

Re: Tentative Tract Map No. 37153

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Sycamore Creek off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terrimore or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes from Lake Street to Onterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Mandy Brown
23655 Aquacate Road
Corona, CA 92883

Brady, Russell

From: Sheridan Mason <livlulaf45@yahoo.com>
Sent: Monday, October 23, 2017 9:58 PM
To: Brady, Russell
Subject: Re: Tentative Tract Map No. 37153

Dear County Planner Russell Brady:

Re: Tentative Tract Map No. 37153

Please do not allow this development to be approved! The traffic has become horrific in the last 4 years since we moved into Horsethief Canyon off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes close to an hour! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because we literally can not make it to a hospital in a safe amount of time! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! We literally have one way in and one way out of this area, God forbid if we gave to evacuate for ANY reason. It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and several issues were not taken into consideration prior to approvals given for the new developments being built in Temescal Valley. You are putting our lives in danger. Expansion without establishing proper infrastructure, accomodationg roads and highways is a recipe for sure disaster.

Please take our communities concerns and reconsider the new and any future building of developments in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening of the 15 north & southbound lanes from Lake Street to Ontario Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Sheridan Mason
26942 Eagle Run Street
Temescal Valley, .CA. 92883
[Sent from Yahoo Mail on Android](#)

Brady, Russell

From: Nita Hiltner <nhiltner1@sbcglobal.net>
Sent: Monday, October 23, 2017 6:38 PM
To: Brady, Russell; Nita Hiltner
Subject: Tentative Tract Map 37153

Mr. Brady,

We are totally against building condos on Temescal Canyon Road, just adding to Corona's congestion. The road floods, for one thing, and cannot handle much more traffic. Your decisions are ruining Corona and making it unliveable. Many are moving out of state for this reason. Corona is spoiled from where it was 20 years ago. Please don't act to make it worse.

Mr. and Mrs. Wm. Hiltner

Brady, Russell

From: Jon Monroe <monroejon@yahoo.com>
Sent: Monday, October 23, 2017 6:24 PM
To: Brady, Russell
Subject: Objection to Development Request - Temescal Canyon Rd/Campbell Ranch Rd

> Mr Brady:

>
> My name is Jonathan Monroe, I'm a +13 year resident of South Unincorporated Corona, currently reside in the Retreat Community at 22221 Silverpoint Loop which is north of the requested development location. Additionally, I'm an active member of the Retreat community board of directors and represent the 520 residents of this community.
>
> I'll be explicitly clear, i along with a huge majority of my community object to the proposed development.
>
> Our basis for the objection is the County and transportation agency has done absolutely NOTHING to help the Temescal Valley residents with infrastructure to support any proposed development. Our schools are over crowded, our streets are jammed and our utilities constantly have intermittent issues that disrupt day to day life.
>
> We have multiple developments "in the works" including the +1,800 homes off Cajalco, the +1,600 homes off Temescal Canyon Road, the +250 apartments off Dos Lagos, the +80 homes off Knabe and Dos Lagos along with many other single family home, condo and apartment developments that are in the planning phase and yet to be finalized.
>
> I ask that every individual involved in these decisions for Riverside County PLEASE come drive on freeways and surface streets between 6-8am and 4-7pm on a daily basis; come visit our jammed packed schools and request attendance figures and also ask around all of our communities on the number of power outages we experience on an annual basis. Do traffic studies that provide accurate data (not the ones where they use 2-3 days of data like I've seen, ask for a month of useful/reliable data).
>
> The residents of Temescal Valley and South Unincorporated Corona are sick and tired of being abused; our day to day lives are impacted horrifically when it comes to time requirements by the horrific traffic. We need YOUR help to improve this situation before any additional development is approved and permitted!!!!
>
> Please take the time to evaluate the negative impact these developments are having on the existing residents of Temescal Valley. These developers are looking to line their pockets while we residents would appreciate some help creating adequate infrastructure to live our lives.
>
> IF the County decides to approve these new developments the developers NEED to be required to find infrastructure improvements and additional school funding for NEW schools prior to approval!
>
> We are begging for help; please don't turn a blind eye.
>
> Sincerely,
>
> Jonathan Monroe
> Retreat Community Association
> Director / Treasurer
> 22221 Silverpoint Loop
> Corona CA 92883

> (951) 334-2233

Brady, Russell

From: Danici Sammons <danici.sammons@gmail.com>
Sent: Monday, October 23, 2017 3:38 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Mr. Brady,

I am a resident and homeowner in the Dos Lagos community in Corona, just north of the condominium tract that has been proposed in Temescal Valley. I have serious concerns about how the proposed tract of condos will effect the traffic and other quality of life indicators for those who live, work and commute through this part of Riverside County. I will not be able to attend the upcoming public hearing for this project, but I wanted to ensure that my voice is heard in the debate.

The zone change request from the developer interested in building the condos would, as I understand it, make it possible to build high density residential structures on land originally designated for a business park. My concerns are listed below.

First, an additional 83 condominiums would increase traffic in an already congested corridor. Temescal Canyon Road, and the stretch of the I-15 that parallels that road, can be a traffic nightmare already. Morning and evening rush hour traffic is a serious concern for residents in Temescal Valley and South Corona. It is negatively impacting residents, students, and workers who already live in this area. Personally, the stretch of road from my home in Dos Lagos to the 91-15 interchange constitutes the most congested part of my commute, and the greatest amount of my time on the road, to the city of Ontario. Adding an additional 83 families to the mix will compound this problem, as they will also need to get somewhere and back each day. I understand that the County, and CalTrans, have projects in the works to address some of the traffic issues we are experiencing. However, those projects will take some time to complete, and there is no real evidence that their impact on traffic will be sufficient to alleviate the problems which we are already having. This feels like dumping dirt into a hole we've just dug.

Second, Riverside County does not have the infrastructure in place to support and accommodate additional residents in Temescal Valley. As I stated in my first concern, our traffic problems in Riverside County are serious and should be a greater priority for the county than the building of additional housing. Additionally, Temescal Valley is already experiencing overcrowding in its schools, and access to quality medical care is always a concern. While I understand that the county is experiencing demand for new, affordable housing, I don't buy that this is the solution when the county does not have a viable plan to address existing deficits in infrastructure. I waited to have children until I could afford to support them; the same concept should apply to development plans. The county should not plan to allow additional housing in an area that cannot support additional residents.

The We Are TV Development committee, according to conversations on local community message boards, has proposed that the land instead be the site for service-oriented development such as an assisted senior care facility. I would support such a plan, as it would be much less of an impact on traffic than a condominium development. Additionally, such a facility would provide the area with a service which it needs. Senior care facilities, like schools and medical facilities, are overcrowded and difficult to access for many people. Again, it seems that this would provide the county an avenue for development which addresses a county need, instead of adding to a county burden.

Please consider carefully the needs and concerns of existing residents in regards to development in this area. I have really enjoyed living in Riverside County, but issues with traffic and other infrastructure deficits are seriously making me rethink my living situation.

Best,

Danici Sammons
951-642-9127

Brady, Russell

From: kdillon66 <kdillon66@att.net>
Sent: Monday, October 23, 2017 3:16 PM
To: Brady, Russell
Subject: Tract of 83 Condos off Temescal Cnyn Rd

Please vote no to zoning of this project. Our Water and Traffic issues cannot warrant this and other building projects.

No to new housing throughout Corona.

Kevin Dillon

Corona Resident for 41 years

Sent from my Sprint Samsung Galaxy S7.

Brady, Russell

From: Christine Leos <leos6@live.com>
Sent: Monday, October 23, 2017 3:14 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Mr. Brady,

I am writing to state my disapproval of the possibility of an 83 unit condo project being built on the corner of Campbell Ranch Rd and Temescal Canyon Rd. This area is already heavily congested with commuters attempting to travel along the 15fwy or Temescal Canyon Rd as an alternate. I have lived in this area for 7 years and have seen a steady increase in commute time especially since the toll lanes opened on the 15 fwy earlier this year. What used to take 20-25 minutes to get to Corona proper now takes a minimum of 60 minutes !

We do not need any other housing built in this area until the roads and freeways are improved.

Respectfully,

Christine M. Leos
10895 Marygold Way
Temescal Valley, CA 92883

Sent from Windows Mail

Brady, Russell

From: Kelli Noss <kellinoss@live.com>
Sent: Monday, October 23, 2017 2:42 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

I'm writing in opposition of the currently proposed zone change for this tract. At this time, Temescal Canyon Road and I-15 – our only routes in and out of our neighborhoods – is heavily impacted due to traffic congestion for a variety of reasons including overbuilding, lack of additional traffic routes, and the new toll roads. Adding new residents to this already over-burdened situation is a recipe for disaster. This zone is better suited as a commercial option and would stand to be an excellent parcel of land to give our area a medical center, a daycare facility, residential elder care, or other options that our valley is currently lacking. Adding more residents to the mix who will immediately and inevitably complain about the traffic situation that they are in is asinine.

You cannot fix our road/traffic situation overnight but you can prevent further impact by declining this proposed request.

Kelli Noss

Brady, Russell

From: Ckiker <ckiker@gmail.com>
Sent: Monday, October 23, 2017 2:22 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

I am opposed to this project. At some point we need to stop building homes and work on infrastructure. This is going to make bad things worse. There is no way we can handle more vehicles and commuters on current roads and freeways.

Corie Saunders
9165 clay canyon dr
Corona
92883

Brady, Russell

From: Cutuli, Peter <Peter.Cutuli@Cevalogistics.com>
Sent: Monday, October 23, 2017 1:15 PM
To: Brady, Russell
Subject: Tentative Tract Map No .37153

Not sure what else to say but are you kidding me .. I live in Horse thief Canyon it traffic hell It takes me an hour to get from my on-ramp to We rick road every morning and the weekend are just as bad ..STOP THE BULIDING UNTIL THE ROAD CATCH UP. Let use some common sense

Pete Cutuli
General Manager

CEVA Logistics / 5555 Jurupa St Ontario Ca 91761 / www.cevalogistics.com
T: 909.418.3611 / M: 909.904.1614 / peter.cutuli@cevalogistics.com

Making business flow

NVOCC Services are provided by CEVA as agents for and on behalf of Pyramid Lines Limited trading as Pyramid Lines.

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Brady, Russell

From: Micah Anderson <micah@trexbillet.com>
Sent: Monday, October 23, 2017 12:13 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153 - Project Opposition

County Planner Russell Brady
rbrady@rivco.org

I am writing to you in reference to Tentative Tract Map No. 37153.

I strongly oppose this project because the he neighborhoods are already maxing out the capacity of existing infrastructure and to make matters worse the current travel routes in the area are flooding onto the neighborhood streets and further displacing the residents in the Temescal Valley.

Its already a huge problem and the burden is resting on the community residents and no one else.

I see it every day. I have been dealing with it for years. It is shameful what has happened to this once serene area.

I have to ask What are they doing?? We already look like rats in cage. This is just getting freaking now.

MICAH ANDERSON
micah@trexbillet.com

Project Marketing Manager
T-Rex Truck Products, INC.

Phone: 951-270-5388

2365 Railroad Street
Corona, 92880
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Brady, Russell

From: David Gray <marriedbythelake@gmail.com>
Sent: Monday, October 23, 2017 10:35 AM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear County Planner Russell Brady: .

Re: Tentative Tract Map No. 37153

I oppose this project because the infrastructure in the area is not sufficient for additional development. The only major street through Temescal Valley is Temescal Canyon Road (TCR). Traffic on TCR is already unbearable and will only get worse as projects on Cajalco Road and I-15 get underway. This project does not provide desperately needed widening of TCR. In addition, the Temescal Valley Area Map calls for a freeway interchange at the Temescal Canyon/Campbell Ranch intersection. Building this development would detrimentally affect any chances of that interchange being considered much less built.

I am also concerned about the fact that there appears to be only one entrance/exit road to this proposed development. What happens if there is an emergency, such as a fast-moving wildfire? Much, if not all, of Temescal Valley lies in a very high fire danger area. The poor infrastructure in the valley, combined with traffic issues and the lack of additional exit points from the proposed development would prevent those residents from evacuating quickly.

Another concern is that the entrance/exit road to this development also does not line up with the existing Campbell Ranch intersection. Will a traffic signal be installed at that new road? If not, and residents will instead be required to stop at a stop sign to exit their community, they will face significant delays, due to the aforementioned traffic issues on TCR that already cause the same issues for other residents in local communities, including Painted Hills, Canyon Oaks, Butterfield, and Sycamore Creek. Either way, the misalignment of the proposed development entrance and Campbell Ranch will cause significant traffic issues in addition to current issues already faced on TCR.

There are no local middle or high schools in Temescal Valley, so all the families trying to get their children to school in Corona on time are leaving up to two hours earlier than the school's start time in order to arrive on time, and even then often are late, due to these traffic issues. There is little public school busing available, and little other public transportation available either. This project does not appear to include any recreational facilities or trails that would benefit the community. In order to accommodate and sustain additional development in this community, these are all vital services that need to be added and built up.

I do not and will support ANY development in the proposed tract at the intersection of TCR and Campbell Ranch until these issues are adequately addressed.

Thank you for your consideration.

Cathy Kibria

Brady, Russell

From: David Vicente <dwvicente@hotmail.com>
Sent: Monday, October 23, 2017 7:08 AM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

I oppose this project because it would add more traffic on Temescal Canyon Road. The road can not handle the current traffic level much less more. This traffic on Temescal Canyon has become miserable making South Corona 24/7 increasing inhabitable. Please do not add to our misery with this project.

David Vicente

Brady, Russell

From: Damien Andress <damienandress@hotmail.com>
Sent: Monday, October 23, 2017 3:21 AM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Good day,

Please consider not granting approval for this project, and perhaps an overall ban on rezoning until the infrastructure in this general area is improved. The traffic here is currently untenable, and this would only make matters worse. Please offer the residents in this area some much needed relief from continued expansion for a short time.

Thank you for your consideration on this matter,

Damien Andress
27580 Coyote Mesa Drive,
Corona CA 92883

Brady, Russell

From: Jimmy Fong <jimmyf715@icloud.com>
Sent: Monday, October 23, 2017 12:42 AM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear County Planner Russell Brady:

Re: Tentative Tract Map No. 37153

Please do not allow this development to be approved! The traffic has become horrific and has been deteriorating year after year for the last fifteen years since we moved into Horsethief Canyon Ranch off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 minutes to an hour and 15 minutes! People are terrified of a health emergency due to the fact that's it is nearly impossible for anyone to make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies delivered while being stuck in traffic, on the 15 freeway, trying to get to the Corona and Riverside hospitals! Temescal Canyon Road is our only backup to the horrible freeway and most of the time now...there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon Road. A huge number of residents are selling and have moved because of the insane traffic we now have to face, which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terramor or the hundreds of apartments in Dos Lagos should have never been approved! You are putting our lives at risk. How can you expand an area if there is not a proper infrastructure or viable solution, to alleviate current traffic mess on our roads and highways, in place?

Please stop any further residential building in Temescal Valley until the current traffic and safety issues have been completely addressed and remediated by BOTH widening the 15 northbound and southbound lanes from Lake Street to Ontario Avenue Exits, AND widening of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Jimmy & Lily Fong
27441 Pacos Rdg.
Temescal Valley, CA 92883

Sent from my iPhone

Brady, Russell

From: Amber Barrera <amber_barrera@hotmail.com>
Sent: Sunday, October 22, 2017 10:04 PM
To: Brady, Russell
Subject: Tentative tract map No. 37153

Dear County Planner Russell Brady:

Re: Tentative Tract Map No. 37153

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Sycamore Creek off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terrimore or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes from Lake Street to Onterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Amber Barrera & Saul Calzada
24872 Cassia ct. Corona CA 92883

Brady, Russell

From: Deena <dcwhite01@att.net>
Sent: Sunday, October 22, 2017 9:58 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear County Planner Russell Brady:

Re: Tentative Tract Map No. 37153

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Sycamore Creek off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terrimore or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes from Lake Street to Onterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Deena White
10133 Mojeska Summit Rd
Sent from my iPhone

Brady, Russell

From: Elsie <joselazatin@yahoo.com>
Sent: Sunday, October 22, 2017 9:55 PM
To: Brady, Russell
Subject: Tentative tract map31753

Good evening . While I am all for development and growth for our community , I believe building more condo/apartments/homes would be a horrible idea at this time. There is just not enough road space to accomodated he community now. It is taking our kids that carpool to Santiago high school right now approx 1 hour to get to school. I saw a video that someone stated it is only a few people that complain about the traffic, this is absolutely not true ...everyone I know in this city is stressed out about the traffic every morning and evening. Maybe the person who believes this should drive our roads during this time , I'm sure she will have a different opinion afterwards. Thank you .
Elsie Lazatin

Sent from my iPad

Brady, Russell

From: noverleycollins <noverleycollins@yahoo.com>
Sent: Sunday, October 22, 2017 9:21 PM
To: Brady, Russell
Subject: Tentative tract map no. 37153

I just saw that there was yet more condos being planned in Temescal Valley. I have some concerns and questions...have you ever tried to drive our side streets or the 15S any morning or really any time of the day now? Should it take 50minutes to travel from Sycamore Creek to Crossroads Preschool? Is it safe for there to be sooo many people and clearly not enough roads or lanes for the people who already live here, nevermind all these new people. What happens durinf an emergency? How will the infrastucture be able to accomidate more people when is doesnt accomadate the people now. We dont have enough.schools, our families are forced to drive over an hour to get to high school and now you plan to add more time to the commute with more people? Really? This seems poorly planned and very short sided. This community needs to widen the roads and freeway, create more lanes before you add more cars. I mean seriously, have any of you been here? How can you not see that this area cannot accomidate more people, more single family homes let alone multi family. No please stop this. We dont have the infrastructure for any more residences!!!

Just no!!!!!!

Sincerely,
Nichole Collins

A 13 year resident of Temescal Valley and parent sick of having my 4 year old sit in an hour traffic to get to preschool.

Sent from my Verizon, Samsung Galaxy smartphone

Brady, Russell

From: Diane Lynn Photos <dianelynnphotos@gmail.com>
Sent: Sunday, October 22, 2017 8:05 PM
To: Brady, Russell
Subject: Re: Tentative Tract Map No. 37153

Dear County Planner Russell Brady:

Re: Tentative Tract Map No. 37153

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Sycamore Creek off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terrimore or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes from Lake Street to Onterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Diane Carter
24999 Pine Mountain Terrace
Temescal Valley, Ca 92883
Sycamore Creek Resident.

Brady, Russell

From: Lois Whitfield <loiswhitfield1950@yahoo.com>
Sent: Sunday, October 22, 2017 8:02 PM
To: Brady, Russell
Subject: Building/traffic
Attachments: condos.pdf

Please no more building in this area. Enough is enough. If there was ever a fire and we had to leave. We would never make it out. So much traffic. Please, NO MORE BUILDING CONDOS OR HOUSES.

Sent from my iPhone

Brady, Russell

From: Andrea Wiggins <abrink47@gmail.com>
Sent: Sunday, October 22, 2017 8:01 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear County Planner Russell Brady: .

Re: Tentative Tract Map No. 37153

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Sycamore Creek off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terrimore or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes from Lake Street to Onterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Andrea Wiggins
25071 Acorn Ct
Temescal Valley, CA 92883

Sent from my iPhone

Brady, Russell

From: DANA <wiggs92@hotmail.com>
Sent: Sunday, October 22, 2017 8:00 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear County Planner Russell Brady:

Re: Tentative Tract Map No. 37153

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Sycamore Creek off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency becowe literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terrimore or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes from Lake Street to Onterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Dana Wiggins
25071 Acorn Ct
Corona, Ca 92883

Sent from my iPhone

Brady, Russell

From: Renee Handsaker <reenehandsaker67@gmail.com>
Sent: Sunday, October 22, 2017 7:42 PM
To: Brady, Russell
Subject: Tentative tract map 37153

Dear County Planner Russell Brady:

Tentative Tract Map No. 37153. how ridiculous when you have to get up at 4 o'clock to have your child out of the house by 5:30 am to them at school by 7:30 for a 12 minute drive to take the most 2 1/2 hours you need to stop building houses and condos in this area and think about building schools in this area to help the population the traffic is gotten worse over the past six years you need to not build homes but to build better roads

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Sycamore Creek off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terrimore or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes from Lake Street to Onterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Renee Handsaker
Corona Ca 92883

reenehandsaker67@gmail.com.

25067 Peppertree Ct

Brady, Russell

From: Christine Iseri <cnciseri53@gmail.com>
Sent: Sunday, October 22, 2017 7:17 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear Mr. Brady,

I am a resident of Temescal Valley, CA and reside at 23842 Kaleb Drive in the Trilogy at Glen Ivy community.

I understand that a developer wants a zone change to build 83, 2-story detached condominiums on 9 net acres of land located on Temescal Canyon Road near Campbell Ranch Road and the I-15. The project would back up to Butterfield Estates and border Painted Hills.

The county formula is that for every home built, 10 daily vehicle trips are generated. Can our community withstand another 830 car trips a day on Temescal Canyon Road?

The answer in no uncertain terms is NO.

The infrastructure in Temescal Valley is not sufficient for this development. Currently there is an enormous problem with insufficient public schools, roadways to navigate in and out of Temescal Valley, police and fire personnel/stations, and literally no public transportation for residents.

These issues are a big concern of the residents of our area who already have to fight, on a daily basis, traffic delays that are absolutely beyond what any reasonable traffic engineer would deem acceptable.

Adding these 83 condos would only increase the problems which are currently existing but not being addressed and remedied by the County of Riverside.

I am strongly opposed to any zoning change that would allow residential homes/condos to be built in this area.

Regards,

Christine Iseri
23842 Kaleb Drive
Temescal Valley, CA 92883

Brady, Russell

From: Nancy <Nans4Him@aol.com>
Sent: Sunday, October 22, 2017 7:12 PM
To: Brady, Russell
Subject: Tentative Tract Map No 37153

Mr Russell Brady, I'm a greatly concerned resident of Trilogy and am in no uncertain terms opposed and against ANY new homes, condos and or apartment complexes added to an already over abundance of these structures. Our quality of life and time has already been compromised and we are dealing with traffic jams everywhere. It is sheer madness to continue to allow every empty space being built out without infrastructure to support it. Please stop this madness and insanity. We have put our trust in our leaders to do their jobs and the right thing.

Love, Blessings, & Gratitude!
Nancy Cole

Brady, Russell

From: Sarah Bravo <bravostein@yahoo.com>
Sent: Sunday, October 22, 2017 7:10 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Mr. Brady,

Please reconsider these tentative plans for 83 condos. We have no infrastructure for this. The new housing is out of control and the traffic has become ridiculous and practically unbearable.

Thank you,

Sarah Bravo

Brady, Russell

From: Kristie Bertucci <bertucci_kristie@yahoo.com>
Sent: Sunday, October 22, 2017 7:07 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153.

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Painted Hills off of Temescal Valley Road. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! **People are terrified of a health emergency because we literally can not make it to a hospital in a safe amount of time!** This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the Corona and Riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added **ANY NEW HOMES OR APARTMENTS** to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in the region (like Terrimore or the hundreds of apartments in Dos Lagos) should have ever been approved! **YOU are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?**

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by **BOTH** widening the 15 north & southbound lanes from Lake Street to Onterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Your name
Kristie Real
10462 Whitecrown Circ
Painted Hills Community in Temescal Valley

Brady, Russell

From: jgledbythespirit3 <jgledbythespirit3@gmail.com>
Sent: Sunday, October 22, 2017 6:46 PM
To: Brady, Russell
Subject: Not interested in sitting on Temescal Canyon Road any longer than I currently do.

Right outside my housing track, Butterfield Estates, to the fwy is a 3 minute drive. Unless it's my morning commute. Then it's a 20 minute parking lot just to reach the fwy. Which is another parking lot.

Not interested!

Sent from my Verizon, Samsung Galaxy smartphone

Brady, Russell

From: Patricia Lopez <plopez1978@icloud.com>
Sent: Sunday, October 22, 2017 6:26 PM
To: Brady, Russell
Subject: Condos off Temescal and Campbell Ranch

https://d3926qxcw0e1bh.cloudfront.net/post_photos/74/19/741931ba7b3db43f4297b98246236466.jpg

I Patricia Lopez as a residence of Temescal Cayon am sick and tire of all the building and or traffic. i am sick and tired of the freeway and side streets

Being saturated with horrible traffic. We want to ask that you seize all the building of homes and stop the approval of the new condos.

Sent from my iPhone

Brady, Russell

From: Jessica Qualls <jqualls13@yahoo.com>
Sent: Sunday, October 22, 2017 5:44 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear County Planner Russell Brady:

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Sycamore Creek off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terrimore or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes from Lake Street to Onterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Jessica Qualls
10410 Wagonroad W.

Sent from my iPhone

Brady, Russell

From: Mike's Yahoo <psuwc114@att.net>
Sent: Sunday, October 22, 2017 5:30 PM
To: Brady, Russell
Subject: Tentative tract map no. 37153

Without updating the local roads and interstate 15 adding this project will be a disaster for the new tenants of the temescal valley and everyone who has lived here for years.

I am opposed to this project based on no infrastructure upgrade whatsoever being planned before hand.

With all of the recent natural disasters what would happen in an emergency? There is one road and how would everybody be able to get out safely? Is your team thinking about this, as you add more people to this valley?

Do not add any more residential housing until you have updated the roads to handle all of the current traffic, not to mention the more cars that will be on the road.

Thank you for your attention in this matter

Mike Lorber

Thanks

MSL

Sent from my iPad

Brady, Russell

From: sarah hamer <hamer84@yahoo.com>
Sent: Sunday, October 22, 2017 5:07 PM
To: Brady, Russell

Dear County Planner Russell Brady:

Re: Tentative Tract Map No. 37153

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Sycamore Creek off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terrimore or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk.. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes from Lake Street to Onterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,

Sarah Hamer
25121 Pacific Crest
Corona, CA 92883

Brady, Russell

From: Jenna & Chris Colburn www.colburnplexus.com <colburnhom@sbcglobal.net>
Sent: Sunday, October 22, 2017 3:52 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear County Planner Russell Brady: .

Re: Tentative Tract Map No. 37153

Please do not allow this development to be approved! The traffic has become horrific in the last 6 years since we moved into Sycamore Creek off of Indian Truck Trail Exit. In fact, what used to take us 10-15 minutes to get to the shops at Dos Lagos and Cajalco for our errands now takes 45 minutes! If we need to get to a doctor in Corona it takes 45 min to an hour & 15 minutes! People are terrified of a health emergency because literally can not make it to a hospital in a safe amount of time! This is why so many ladies have literally gone into labor and had their babies on the 15 freeway trying to get to the corona and riverside hospitals! Temescal Canyon is our only back up to the horrible freeway and most of the time now there are so many new residents that it is backed up even worse than the freeway! It would be completely irresponsible and dangerous for our current residents if you added ANY NEW HOMES OR APARTMENTS to the entire Temescal Valley area until you widen the 15 freeway and Temescal Canyon road. A huge number of residents are selling and have moved because of the insane traffic we now have to face which was not an issue when we purchased our homes! I believe the county planning in regards to housing developments has been poorly managed and none of the homes currently being built in Sycamore Creek, Terrimore or the hundreds of apartments in Dos Lagos should have ever been approved! You are putting our lives at risk. How can you expand an area if there isn't a proper infrastructure or viable and accommodating roads and highways in place?

Please stop any further residential building in Temescal Valley until the current traffic & safety issues have been completely remediated by BOTH widening the 15 north & southbound lanes from Lake Street to Oterio Avenue Exits, AND widening all of Temescal Canyon Road.

Sincerely your extremely concerned residents,
Jennifer Colburn
25718 Woods Court, Corona, Ca 92883
Sent from my iPhone

Brady, Russell

From: grjlucy@aol.com
Sent: Sunday, October 22, 2017 2:42 PM
To: Brady, Russell
Subject: Tentative Tract Map 37153 No

Russell ,

I am writing to voice my opposition to Map NO 37153.

The location in question is a choke point for valley traffic. It is one of the few locations in the valley that has only the 15fwy and Temescal Canyon Rd as travel routes. Currently traffic on this section of Temescal Canyon Rd comes to a stand still most mornings. This causes frustrated commuters to enter the Butterfield community. The roads in Butterfield are narrow and have no sidewalks which means that school children walking to the bus stop have to dodge these people speeding through our neighborhood.

Until the existing traffic problems for this section of Temescal Canyon Rd can be alleviated, no further development of this type of density should be allowed.

Ron Garrison
resident of Temescal Valley for 33 years

Brady, Russell

From: Michael Foxworth <altaloman@me.com>
Sent: Sunday, October 22, 2017 2:42 PM
To: Brady, Russell
Cc: Michael & Dee Dee Foxworth; Dee Dee Foxworth; Foxworth Mike
Subject: Opposition to Tentative Tract Map No. 37153

Russell Brady
Riverside Co. Planning Department
4080 Lemon Street
P.O. Box 1409
Riverside, CA 92502-1409

Re: Opposition to Tentative Tract Map No. 37153

Due to our highly-congested I-15 Freeway in the Temescal Valley and the various service roads that connect to the freeway and neighboring communities, I am specifically and unalterably opposed at this time to development of Tentative Tract Map No. 3715.

Please do not allow any more high-density residential development to the Temescal Valley until our transportation system is improved to handle the population we now have.

Thank you.

Sincerely yours,

MICHAEL E. FOXWORTH
23835 Cahuilla Court
Corona, CA 92883

Brady, Russell

From: Katie Harris <katieharris1@aol.com>
Sent: Sunday, October 22, 2017 1:07 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear Mr. Brady,

I am writing to you about the zone change to build 83, 2-story detached condominiums on 9 net acres of land located on Temescal Canyon Road near Campbell Ranch Road and the I-15. The Temescal Valley combined with South Corona is going through a development boom right now. There many large home developments already underway or about to be in this area. So far no consideration has been given to infrastructure. Our roads are over crowded as well as the 15 freeway, there are not enough schools, not enough gas stations and grocery stores to name a few things. Please do not allow this to continue. This lack of infrastructure must be addressed and fixed before any new homes/condos/apartment homes, townhomes are allowed to be built. If anything needs to be built it is commercial properties to provide much needed revenue to become a maintenance district within the county.

Also, with what happened in Northern California this year I am really concerned about fire safety with all this new building. This particular project has only one road in and one road out. If there was a fire imagine how hard it would be to evacuate.

Thank you,

Katie Harris
Recycle for Life
7562 Sanctuary Drive
Corona, CA 92883
949 748-0091

Brady, Russell

From: Patrick Breen <patrickbreen10@gmail.com>
Sent: Sunday, October 22, 2017 11:54 AM
To: Supervisor Jeffries - 1st District
Cc: Brady, Russell
Subject: Tentative Tract Map No. 37153

Mr Jeffries,

It was recently brought to my attention that the owner of this lot wishes to change his land from commercial to residential use so that they can build more residential units. I am completely against this. The County of Riverside has continuously approved plans to build more homes here in Temescal Valley with the hope of being able to collect new property taxes to offset an already unbalanced budget. As more homes have been built there has been nothing done to account for the increase in vehicles on the road. We need to develop the infrastructure in Temescal Valley community, improve roads and freeways to account for the traffic congestion and stop building more homes.

I hope that as our supervisor you can take this issue seriously and work with our community to resolve some of our ongoing issues.

--

Patrick Breen

Phone: 714-343-2480

Email: patrickbreen10@gmail.com

Brady, Russell

From: househunter999 <househunter999@aol.com>
Sent: Sunday, October 22, 2017 11:16 AM
To: Brady, Russell
Subject: Tentative tract Map no 37153

Just a resident in Temescal Valley opposing this project. My address is on Temescal Cyn. near Dos Lagos. This area is becoming unbearable to travel in. It's only getting worse . The holidays are terrible too . One skinny road (Calalco) going into the Crossings from the freeway. Just horrible planning .
N Mastro

Sent from my T-Mobile 4G LTE Device

Brady, Russell

From: Lisa Porcaro <lisakurzhal@me.com>
Sent: Sunday, October 22, 2017 11:00 AM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

To: Russell Brady,

I'm a resident in Sycamore Creek and would like you to know that my husband and I very much against 83 condominiums being built off of Temescal Canyon Rd. / Campbell Ranch Rd.

It's very frustrating that Riverside county continues to allow developers to build homes in our area without building the appropriate roads, schools, business, grocery stores, and fast food places around us. As of right now with out the build out of Teramor, the 83 condominiums and the Low income apartments that are planned to be build in our area the local residents are experiencing horrific traffic problems! I'm not sure if your aware but Temescal canyon rd. And Campbell ranch road is consistently backed up with cars all the way in to the Sycamore Creek neighborhood on a daily bases. It's honestly a nightmare getting out of our neighborhood already and adding my residents would only make this worse. It consistently takes parents over an hour to get their children to high school which is located 8.5 miles away. This doesn't even take in to account if there was ever a disaster residents would not be able to evacuate, cause right now we can hardly get out when traffic is bad which is every day! Please consider fixing our current problems before allowing more developers to come in build homes with out being responsible for helping fix our roads. We desperately need more roads, a high school, and a Police Department for local residents! Please consider the safety and well being of your current residents.

Thank you
Lisa Kurzhal

Brady, Russell

From: Lisa Lorber <lisalorber416@gmail.com>
Sent: Sunday, October 22, 2017 10:41 AM
To: Brady, Russell
Subject: Tentative Tract Map 37153

This email is intended for those people who have a deciding opinion and vote as to whether Tentative Tract Map 37153 is approved as well as the zone change for the land from commercial office to medium high density residential.

My name is Lisa Lorber and I have been a resident of Temescal Valley for almost 11 years. I have seen much growth in our small valley. For the last year or two, I have began to really get frustrated and angered with the planning commission who has allowed for so much growth in population WITHOUT regard to the infrastructure including roads, schools, freeway access, and health care options. When high school students are getting picked up by the bus over an hour early for school to go such a short distance, there is a definite problem. This area could learn a lot from the City of Irvine and their use of a master plan to add schools, health care options and roads while adding new residences.

I AM STRONGLY OPPOSED to any zone change that will allow for more housing. We are already getting another 192 (or so) additional homes within the Sycamore Creek Community being built by Lennar Homes that will cause a traffic nightmare. This zone change would cause a degradation of the quality of life for those of us living within the Temescal Valley area. The county needs to STOP BEING GREEDY and take care of the current residents needs before adding more homes and earning additional tax money.

Another major concern in light of all the natural disasters that have recently been occurring, what is the evacuation plan with as many residents as we currently have in the valley??? The current road conditions and road availability will trap us in an evacuation situation. Adding more homes, more people, more cars and more traffic will only cause an evacuation situation to be nearly impossible if a quick evacuation is necessary.

A very concerned resident,
Lisa Lorber

Brady, Russell

From: Catia Morgan <catia@rickmorgan.com>
Sent: Sunday, October 22, 2017 10:19 AM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

We live in Painted Hills community in Corona. We received notice that condos will be built in our neighborhood. We have so many issues with traffic currently, adding condos would make it even worse. We can't even get our kids to school on time now. If you want to do anything expand our roads and ease the traffic.

Please do not build these condos we can't afford the traffic.

Get [Outlook for Android](#)

Brady, Russell

From: Tess Breen <tessbreen17@gmail.com>
Sent: Sunday, October 22, 2017 10:09 AM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Hello Mr. Brady,

I am a Temescal Valley resident of the Painted Hills community which borders this proposed residential development. Our community is already lacking the infrastructure to support the number of homes and vehicles due to over development in recent years and this project would further impact the problem.

Please do NOT approve this rezoning proposal! Our roads and schools can not support it.

Thank you,

Tess Breen
714-200-3004

--
Tess V. Breen
tessbreen17@gmail.com

Brady, Russell

From: Katie Ransom <klaylady@aol.com>
Sent: Sunday, October 22, 2017 8:48 AM
To: Brady, Russell
Subject: Condos near Butterfield Estates

I live with my husband in Temescal Valley off Weirick/15fwy. We have lived here for 25 years...Irvine transplants. We raised our two kids here. When we moved here, we came to south Corona to escape all the congestion of people and vehicles in OC. Fast forward to the out of control build up of Temescal Valley. We are practically stuck in our homes due to traffic. Family and friends dread coming out here because of the parking lot, formerly known as the 15 freeway. Please don't let this project move forward. We need someone to realize how negatively this impacts the current, and future, residents. Thank you for your consideration.

Sincerely,
Katie Ransom

Sent from my iPad

Brady, Russell

From: john mendez <johnmendez068@gmail.com>
Sent: Sunday, October 22, 2017 8:35 AM
To: Brady, Russell
Subject: 83 condos project on Temescal

Dear Mr. Brady,

My family and I are completely against this project. The area is already being over built.

Please do not approve this project.

We need expanded roads and freeways as it is.

Thank you for your help in not letting this proceed.

John Mendez

Brady, Russell

From: Andrea Wiggins <andrea_wiggins@icloud.com>
Sent: Sunday, October 22, 2017 7:16 AM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

To whom this may concern,

As a Temescal Valley resident, I was informed there is a proposal for 83 condos on 9 acres. This makes me very concerned because at this point and time, that area cannot handle any more traffic in the morning. I take my children to school and it takes me 45 minutes from Sycamore Creek to go 11 miles. It takes 15 minutes just to get to Tom's Farm. That area in no way is ready for more high density housing. It has been suggested that land be used as a senior assisted living center which makes more sense and would not have such a large impact on our traffic situation compared to 83 units.

Please keep the Temescal Valley residents in mind. We love where we live but the traffic is starting to become unbearable.

I look forward to the meeting November 1st.

Thank you,

Andrea Wiggins
Sycamore Creek Resident

Brady, Russell

From: Andrea Wiggins <andrea_wiggins@icloud.com>
Sent: Sunday, October 22, 2017 7:12 AM
To: Brady, Russell
Subject: Temescal Valley Project

To whom this may concern,

As a Temescal Valley resident, I was informed there is a proposal for 83 condos on 9 acres. This makes me very concerned because at this point and time, that area cannot handle any more traffic in the morning. I take my children to school and it takes me 45 minutes from Sycamore Creek to go 11 miles. It takes 15 minutes just to get to Tom's Farm. That area in no way is ready for more high density housing.

It has been suggested that land be used as a senior assisted living center which makes more sense and would not have such a large impact on our traffic situation compared to 83 units.

Please keep the Temescal Valley residents in mind. We love where we live but the traffic is starting to become unbearable.

I look forward to the meeting November 1st.

Thank you,

Andrea Wiggins
Sycamore Creek Resident

Sent from my iPhone

Brady, Russell

From: Lisa <lisaserra999@yahoo.com>
Sent: Sunday, October 22, 2017 7:11 AM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153.

Regarding this zone change, please look at this area the traffic is horrendous and the existing streets and freeways cannot handle the flow now. This area has no alternatives like other cities. Many other areas such as the San Gabriel valley have numerous east west, north south alternative streets and freeways. This area of corona only has Temescal and the 15 freeway. Allowing this zoning change and this condo complex is irresponsible.

Lisa M. Serra
Sent from my iPad

Brady, Russell

From: Susan Fischetti <susan7066@att.net>
Sent: Saturday, October 21, 2017 9:56 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

I oppose this project because our streets and freeway cannot accommodate any more traffic. The 15 is at a crawl at almost any time of the day, but especially at commute time. I am retired so do not have to deal with that, but I and many other retirees have to make medical or other appointments late morning or midday in order not to have to allow two hours for a half-hour trip. Once the apartments at Dos Lagos and the homes at Terramor are occupied, it will get even worse. I can't even imagine how it will be during the Cajalco overpass construction, not to mention the 1800 or so homes projected to be built across from the Stater Bros shopping center on Cajalco. If there was ever a fire like in Anaheim Hills, we would be trapped here in the Valley, since the 15 is the only way out. Emergency vehicles would not be able to get to us.

Stop approving more residential development until the traffic problem is fixed. Toll lanes are not the answer. One suggestion that would help is to provide school buses for the students of Temescal Valley, as this would probably take a quarter to a third of the cars off the road in the mornings. That is a faster fix than building a high school here, which would take years, and should have been done years ago.

Susan Fischetti

Brady, Russell

From: Annette Culpepper <pepyone@gmail.com>
Sent: Saturday, October 21, 2017 9:03 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153.

83 CONDOS? A zone change to build 83, 2-story detached condominiums?

No thank you. Traffic is horrific now. We cannot have this influx of homes in crouching on the already overcrowd streets and freeways.

NO NO NO !!

Brady, Russell

From: tarairvine83@yahoo.com
Sent: Saturday, October 21, 2017 8:52 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153.

County Planner Russell Brady,

I oppose this project. The traffic on Temescal Canyon Rd and the 15 fwy are already a nightmare. We do not need anymore homes or condos built in this area until solutions are first made to help free the gridlock we commuters already face in the mornings and evenings.

[Sent from Yahoo Mail on Android](#)

Brady, Russell

From: Patricia Anderson <trixieand@gmail.com>
Sent: Saturday, October 21, 2017 8:41 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Dear Mr. Brady:

My name is Patricia Anderson and my husband Christopher Anderson are residents of Temescal Valley residing at 9104 Blue Flag Street.

We are in opposition to the rezoning of the property identified in TTM No. 37153 from commercial to residential. This area cannot support additional residential development. There is a complete lack of public transportation and capacity on existing roadways will be further diminished by the construction of the I-15 tolled lanes (using the 91 tolled lanes as a recent example). Further, we lack sufficient public schools, transportation to public schools, police or fire personnel. Public safety is compromised. Builders must first be held to high DIF fees to develop infrastructure before any additional residential development takes place in Temescal Valley.

Sincerely,
Patricia and Christopher Anderson

Brady, Russell

From: Clarissa Castello <clarissacastello@yahoo.com>
Sent: Saturday, October 21, 2017 8:28 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Russell,

I have lived in Temescal Valley for only 3 short years. In those 3 yrs I have watched the traffic get WORSE and WORSE! I live in Wild Rose and takes me 35 min to ONE HOUR just to GET ONTO the freeway in the mornings. Then I have to sit in another 20-40 minutes of traffic to get to the 91. My daughter has to leave our home 1 hour and 10 minutes before school starts just to ensure that she will be at school on time. My 12 yr old attends El Cerrito middle school (1.1 miles door to door) and she has been late to school more times in this school year 2017-2018 (only 3 mos in) than she has in the previous years combined. It has ABSOLUTELY NOTHING to do with the possibility of leaving late or running behind (We pride ourselves on timeliness) and has EVERYTHING to do with the HORRENDOUS Traffic.

The fast track has made things EVEN WORSE as the ONLY entrance for anyone north OR south of the 91 is at ONTARIO (North entrance). So, all folks living in Corona, Norco, Eastvale, or anyone living anywhere else north or south of the entrance dump onto the freeway at Ontario (North) backing things up FOR MILES!

Not to mention the weekend traffic is HORRIBLE both directions (north and south) pretty much anytime of the day or night....

There HAS GOT TO Be more roads made BEFORE new housing can even be designed let alone built!

Do you live in Temescal Valley and have a work or school commute Monday-Friday? If not I strongly encourage you to drive from Indian Truck Trail to the 91 freeway any day Monday-Thursday AM for TWO WEEKS and see what we are talking about and what we are frustrated about! Also, please check out the commute of those living in any of the allotments off of Knabe.

Please reconsider!

Clarissa Castello
Concerned TV Citizen

[Sent from Yahoo Mail on Android](#)

Brady, Russell

From: Athena Nassar <nas5nco@gmail.com>
Sent: Saturday, October 21, 2017 8:24 PM
To: Brady, Russell
Subject: Condo project

To Whom It May Concern,

I am writing to you in hopes of helping to add to the conversation about the proposed condos on temescal. I live in Painted Hills and my children attend Santiago High School as well as Todd Elementary. The traffic is so terrible for me to get my son to Santiago it can take me a 45 minutes!!! What is more surprising after I drop off my children at Todd elementary from 8 am -8:30 am it can take me 30 -40 minutes to get back home!!!! That is only 1.7 miles!!!! These proposed condos are directly on this route!!! What we need are more roads sidewalks and schools down in south corona not more homes! Please please please reconsider!!!!

Sincerely,
Athena Nassar

Sent from my iPhone

Brady, Russell

From: Andrea Lisset <lisset005@yahoo.com>
Sent: Saturday, October 21, 2017 7:43 PM
To: Brady, Russell
Subject: Re:Tentative Tract Map No. 37153

Re:Tentative Tract Map No. 37153

To Whom it May Concern,

As a long time Temescal Valley Resident I am writing in opposition god the tentative tract map no. 37153. You obviously have never tried leaving your house from this area in the AM to get on to the 15 freeway and have to spend over half an hour doing to because of the amount of cars on the road. The roads and freeway are gridlocked as it is and the last thing this area needs is more housing. BUILD MORE INFRASTRUCTURE!!! Consider the needs of the Temescal Valley residents over being blinded by lining your pockets with more money! It is outrageous how long it takes me to go 9 miles on the morning, let alone the thought of becoming trapped here in the event of a natural disaster.

Andrea Bradshaw

Brady, Russell

From: Jim Yahoo <gibson13820@yahoo.com>
Sent: Saturday, October 21, 2017 7:40 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Hello,

I'm writing to oppose the development of the above project.

We are currently suffering from unbelievable traffic congestion due to housing development and no infrastructure to support additional homes. We are not seeing an addition of businesses that would allow for people to work close to home, no additional schools and no middle or high school in our area. This has become a commuter location and nothing more.

We need to focus on bringing new jobs to the area and building the infrastructure to support the residences already developed or underway.

Regards,
Jim and Karen Gibson

Brady, Russell

From: Jessica Hatcher <jessicachatcher@gmail.com>
Sent: Saturday, October 21, 2017 7:14 PM
To: Brady, Russell
Subject: Oppose tentative tract map no.37153

I oppose the 83 condos! Please consider the traffic with all the new homes in area with no relief in sight. As of now, it takes an average of 45 min to an hour to go from Indian Truck trail/15fwy North at 6am to get to the 91 fast trak. Some days using Temescal canyon takes the same amount of time. The county should not allow Anymore housing projects in the area until freeways are widened in South Corona. The traffic is a nightmare.

Thank you,
Jessica Hatcher, concerned homeowner

Brady, Russell

From: Cyndi Goodwin <cynthiagoodwin@msn.com>
Sent: Saturday, October 21, 2017 7:07 PM
To: Brady, Russell
Subject: Tentative tract Map no. 37153

Dear Mr. Brady

I have lived off to Temescal Canyon Road for 16 years. The traffic is already a nightmare, it is virtually impossible to get through this area in the morning.

Please deny the condo project.

My family is 100% against the project!

Sincerely

Cynthia Goodwin
23347 Sand Canyon Circle
Corona, CA. 92883

Brady, Russell

From: Jeanne Duss <jduss911@gmail.com>
Sent: Saturday, October 21, 2017 7:04 PM
To: Brady, Russell
Subject: Tentative Tract Map No 37153

I oppose this project because the traffic number of people this would add to an already impacted area. This traffic problem is a well known problem to everyone who lives here.

Jeanne Duss
24974 Fawnskin Dr.
Temescal Valley. 92883

Sent from my iPad

Brady, Russell

From: christine eddow <ceddowdpt@yahoo.com>
Sent: Saturday, October 21, 2017 6:43 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153. NO!!!!

TO: Russell Brady. County Planner

FROM: Christine Eddow, Temescal Valley resident

RE: Tentative Tract Map No. 37153. NO!!!!

Mr. Brady,

As a 30 year resident of the Temescal Valley region who has seen this area grow from nothing but orange groves to nice homes and shops to now perpetual building and construction with no obvious plan for infrastructure, school transportation, and freeway expansion I must highly object to the proposal of Tentative Tract Map No. 37153. You must put a halt to the expansion of condominiums, town homes, and residences in this already highly impacted area. A proposed solution to this is to place an assisted senior living facility which I feel will better utilize the property, resources, and best serve the needs of both the residents and individuals who need jobs right here in Temescal Valley.

Please feel free to contact me,

Christine Eddow, PT PhD, DPT, OCS, WCS, CHT

ceddowdpt@yahoo.com

*Dr. Christine Eddow, PT, PhD, DPT, OCS, WCS, CHT
Physical Therapist/Certified Hand Therapist/Board Certified Orthopedic Specialist/Board Certified
Women's Health Specialist*

Brady, Russell

From: Christie scianni <paul_chris102204@yahoo.com>
Sent: Saturday, October 21, 2017 6:35 PM
To: Brady, Russell
Subject: Tentative tract 37153

I oppose building these new condos. Our infrastructure in temescal valley doesn't support any new developments. It will clog the freeways more and create traffic nightmares.

Sincerely,
Christie scianni

[Sent from Yahoo Mail on Android](#)

Brady, Russell

From: Maram Jibril <mrsbishara@gmail.com>
Sent: Saturday, October 21, 2017 6:30 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Hello Mr. Brady,

I have been a resident of Temescal Valley for 8 years & am quite concerned with all the new developments that have been arising in our beautiful quite and homey valley.

There has been word that 83 new condominiums will be built here.

The amount of traffic that has escalated in the past few years due to all these new developments is unbelievable and i do believe that adding more homes will only exacerbate the problem of traffic.

Please reconsider building these condominiums here as I and many other local residents are completely opposed to this.

If there is anything i need to sign or vote against this i will be happy to do so.

Thank you so much for your time.

Maram Jibril

Brady, Russell

From: Tony Lieu O.D. <lieutonium@yahoo.com>
Sent: Saturday, October 21, 2017 6:02 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Hi Russell,

My name is Tony Lieu. We live and have a local business in south Corona. The traffic is horrendous as it is now, no thanks to our incompetent self-serving city council. While more homes may be good for my business, I am opposed to more homes just because there is land to develop and short term money to be made to the county.

Please do not approve any more housing unless you widen the 15 freeway by adding 4 more lanes and include non-toll carpool lanes.

Thanks for listening,

Tony Lieu O.D.
Optometrist at Eagle Glen Optometry

[Sent from Yahoo Mail on Android](#)

Brady, Russell

From: Brandon McBride <brandon@upliftseo.net>
Sent: Saturday, October 21, 2017 6:02 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

Vehemently opposed. Temescal Valley wants jobs and infrastructure including a high school.

Bring us businesses. Not more commuters. Otherwise we will turn into Corona. Look how well thats going.

Sent from my iPhone

Brady, Russell

From: Stacey Mitchell <thewickedq01@sbcglobal.net>
Sent: Saturday, October 21, 2017 5:46 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

The infrastructure in the area is not sufficient for this development. There is not sufficient public transportation, public schools, roadways, police or fire personnel. This is not just a quality of life issue for those living in the area or purchasing these proposed condos. This is a huge safety concern. While 80 condos by themselves may not be an insurmountable issue adding it to the other currently approved projects is insurmountable without requiring builders to first handle the infrastructure problems which seems like something no builder would be able to do because of the costs and time involved.

Sincerely,
Stacey Mitchell

Brady, Russell

From: Lisa Schrody <lisarenee27@gmail.com>
Sent: Saturday, October 21, 2017 5:33 PM
To: Brady, Russell
Subject: Tent. Tract Map #37153

Good evening Mr. Brady,

I am so sad to hear about the possible zone change along with the possibility of Condominiums along Temescal Canyon Rd. We have lived here six years now and the traffic has gotten progressively worse and we do not have the infrastructure to support adding more homes. Those of us that live in Temescal Valley are essentially trapped. The traffic at all times is horrendous and we have no alternate route. I am concerned about what would happen in a natural disaster and also the safety of my family in the event of an emergency. I have a child with cystic fibrosis and I worry that if I needed to get her to the hospital we would be stuck in so much traffic that it would take hours to get her there. I urge you to think about what this does to the people that live here. We just cannot support this. Until the traffic situation is addressed and the Toll Lanes are not the answer! Thank you so much for your time.

Best,
Lisa Schrody

Brady, Russell

From: Linda Myers <omysam@aol.com>
Sent: Saturday, October 21, 2017 5:30 PM
To: Brady, Russell
Subject: Tentative Tract Map No. 37153

We are opposed to the request by developer to rezone subject tract from commercial to medium high density residential. No condos should be allowed but rather a better land use would be service-oriented such as an assisted senior care facility.

Please NO more residential builds until freeway and surface streets are expanded to handle the additional traffic. STOP THE BUILDING!

We need additional grocery stores now to support all the additional housing.

Linda Myers
8351 Butterfly Bush Ct.
Temescal Valley, CA 92883?

Sent from my iPhone

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Temescal Office Partners, a California Limited Partnership (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 290-060-024 and 290-060-025 (“PROPERTY”); and,

WHEREAS, on July 6, 2016, PROPERTY OWNER filed an application for General Plan Amendment 1203, Change of Zone No. 7913, and Tentative Tract 37153 (“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:
Temescal Office Partners
Attn: Richard Boatman
3181 Airway Ave, Suite U-2
Costa Mesa, CA 92626

With a copy to:
Pinnacle Residential
Attn: David Graves
2 Venture, Suite 350
Irvine, CA 92618

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: 

~~Assistant~~ Juan Perez *CHARISSA LEMMA*
Riverside County TLMA Director/Interim Planning Director

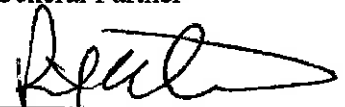
FORM APPROVED COUNTY COUNSEL
BY:  5/30/17
MELISSA R. CUSHMAN DATE

Dated: 6/2/17

PROPERTY OWNER:

TEMESCAL OFFICE PARTNERS,
a California limited partnership

By: RS Temescal LLC, a California limited liability company
Its General Partner

By: 
Richard C. Boatman, Its Manager

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.

ALL PURPOSE ACKNOWLEDGMENT

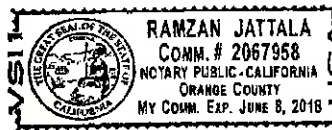
STATE OF California }
COUNTY OF Orange } ss.

On May 4 2017, before me, Ramzan Jattala
Notary Public personally appeared Richard O Boatman
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.

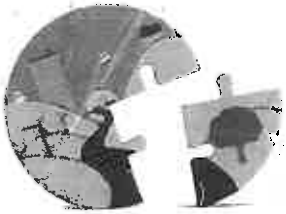
I certify under Penalty of Perjury under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ramzan Jattala



(NOTARY SEAL)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 37153

DATE SUBMITTED: 7-6-16

APPLICATION INFORMATION

Applicant's Name: Temescal Office Partners , CA Limited Partnership

E-Mail: Richard@BoatmanDevCo.com

Mailing Address: _____

3151 Airway Avenue, Suite U-2

Street

Costa Mesa, CA 92626

City

State

ZIP

Daytime Phone No: (714) 918-0515

Fax No: ()

dgraves@pinnacleresidential.net

Engineer/Representative's Name: DAVID GRAVES

E-Mail: _____

Mailing Address: 2 Venture, Suite 350

Street

Irvine, CA 92618

City

State

ZIP

Daytime Phone No: (949) 207.3270 ext. 104

Temescal Office Partners , CA Limited Partnership

Property Owner's Name: _____

E-Mail: Richard@BoatmanDevCo.com

Mailing Address: 3151 Airway Avenue, Suite U-2

Street

Costa Mesa, CA 92626

City

State

ZIP

Daytime Phone No: (714) 918-0515

Fax No: (714) 918-0514

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.

RICHARD BOATMAN, as mgr. of RS Temescal LLC, General Partner of Temescal Office Partners



PRINTED NAME OF APPLICANT

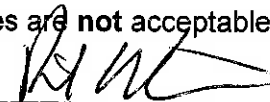
SIGNATURE OF APPLICANT

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.

RICHARD BOATMAN, as mgr. of RS Temescal LLC, General Partner of Temescal Office Partners



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-060-024 / 290-060-025

Section: 2 Township: 5s Range: 6w

Approximate Gross Acreage: 14.8

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of TEMESCAL CYN. RD., South of WHITECROWN CIR., East of WRANGLER WAY, West of I-15

Thomas Brothers map, edition year, page number, and coordinates: PAGE 804 GRIDS F6 & F7

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):

PRD for R-4 single-family detached condominium uses on 14.8 acres. 20 lots.

Related cases filed in conjunction with this request:

GPA CZ

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). PP23358, EOT for 23358 (Parcel Map, Zone Change, etc.)

EA No. (if known) 41923 EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Hydrology, WQMP, Acoustical, and Traffic

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 118,325 CY

Estimated amount of fill = cubic yards 109,807 CY

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export? N/A

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) _____ 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		
Project File No.		
Project Name:		
Project Location:	Temescal Cyn. Rd. west of I-15 east of Wrangler Way	
Project Description:	single-family detached condominium	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input 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 ¹ 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 ² 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed ² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

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 Temescal Office Partners, CA Limited Partnership hereafter "Applicant" and Temescal Office Partners, CA Limited Partnership "Property Owner".

Description of application/permit use: *Project proposes to change zoning from Commercial Office (C-O) to Planned Residential R-4.*

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): 290-060-024

Property Location or Address:
TEMESCAL CYN. RD. AND CAMPBELL RANCH RD. EAST OF I-15


2. PROPERTY OWNER INFORMATION:

Property Owner Name: Temescal Office Partners, CA Limited Partnership Phone No.: 714-918-0515
 Firm Name: _____ Email: Richard@BoatmanDevCo.com
 Address: 3151 Airway Avenue, Suite U-2
Costa Mesa, CA 92626


3. APPLICANT INFORMATION:

Applicant Name: Temescal Office Partners, CA Limited Partnership Phone No.: 714-918-0515
 Firm Name: RS Temescal, LLC Email: Richard@BoatmanDevCo.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 6/14/16

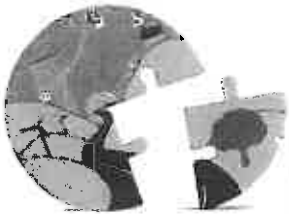
Print Name and Title: RICHARD BOATMAN, as mgr. of RS Temescal LLC, General Partner of Temescal Office Partners

Signature of Property Owner:  Date: 6/14/16

Print Name and Title: RICHARD BOATMAN, as mgr. of RS Temescal LLC, General Partner of Temescal Office Partners

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01203 DATE SUBMITTED: 7-6-16

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: TEMESCAL OFFICE PARTNERS, CA LIMITED PARTNERSHIP E-Mail: Richard@BoatmanDevCo.com

Mailing Address: 3151 Airway Avenue, Suite U-2
Street
Costa Mesa, CA 92626
City State ZIP

Daytime Phone No: (714) 918-0515 Fax No: ()

Engineer/Representative's Name: DAVID GRAVES E-Mail: dgraves@PinnacleResidential.net

Mailing Address: 2 VENTURE, SUITE 350
Street
Irvine, CA 92618
City State ZIP

Daytime Phone No: (949) 207.3270 ext. 104 Fax No: ()

Property Owner's Name: TEMESCAL OFFICE PARTNERS, CA LIMITED PARTNERSHIP E-Mail: Richard@BoatmanDevCo.com

Mailing Address: 3151 Airway Avenue, Suite U-2
Street
Costa Mesa, CA 92626
City State ZIP

Daytime Phone No: (714) 918-0515 Fax No: (714) 918-0514

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

RICHARD BOATMAN, as mgr. of RS Temescal LLC, General Partner of Temescal Office Partners



PRINTED NAME OF APPLICANT

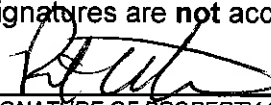
SIGNATURE OF APPLICANT

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.

RICHARD BOATMAN, as mgr. of RS Temescal LLC, General Partner of Temescal Office Partners



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-060-024 / 290-060-025

Section: 2 Township: 5S Range: 6W

Approximate Gross Acreage: 14.8

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of TEMESCAL CYN. RD., South of WHITECROWN CIR., East of WRANGLER WAY, West of I-15

Thomas Brothers map, edition year, page number, and coordinates: PAGE 804 GRIDS F6 & F7

Existing Zoning Classification(s): C-O

Existing Land Use Designation(s): BP

Proposal (describe the details of the proposed general plan amendment):

CHANGE FROM BP/CO TO PRD R-4

Related cases filed in conjunction with this request:

CZ TTM

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. PP23358, EOT for 23358

E.A. Nos. (if known) 41923 E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	So. Cal Edison	X	
Gas Company	So. Cal Gas	X	
Telephone Company	Verizon	X	
Water Company/District	Lee Lake Water Dist	X	
Sewer District	Lee Lake Water Dist	X	

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 6/16/2016

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

TEMESCAL CANYON

EXISTING DESIGNATION(S): BP/CO

PROPOSED DESIGNATION(S): PRD R-4

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed):
SEE ATTACHED

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: NONE
(Please name)

Proposed Boundary Adjustment (Please describe clearly):

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

SEE ATTACHED

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.

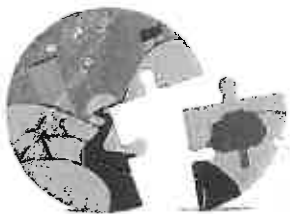
Justification for change to the Riverside County General Plan.

- 1) Prior to October 2011, the property was zoned R-1 single-family residential allowing for a maximum of 89 dwelling units.
- 2) The applicant, in July 2011, requested a general plan change to Community Development Business Park (BP) and filed an application for a plot plan consisting of 83,799 sq ft of commercial office. That general plan amendment and plot plan was approved by the board of supervisors on October 4, 2011.
- 3) Due to the 2008 great recession, the viability of commercial retail in general, and on this property specifically has changed drastically. The property is no longer viable as a commercial office designation.
- 4) The property has no easy freeway access, nor can it be seen from the freeway which limits its commercial potential drastically.
- 5) There is an over abundance of commercial, retail office in the area and along the 15 corridor that when normal, conservative absorption rates are applied would take 15 to 20 years to absorb the currently available inventory of vacant parcels and structures along the corridor.. Currently the trend is from Corona to the north and Lake Elsinore to the south.
- 6) The topography of the property does not lend itself to be a viable commercial office center. It sits in a bowl and requires a beginning grade of 4.5% at Temescal Canyon Road and transitioning into an 11.5% roadway at the site access.
- 7) The change from the approved office plot plan to the proposed project would be a vehicle trip reducer.

8) A number of projects have been approved in the area which makes this proposed general plan amendment consistent with surrounding developments.

9) The change back to residential will act as a natural buffer from the freeway to the surrounding communities and make it more compatible with adjacent uses.

10) The change back to residential, with the appropriate zoning, will allow for the vacation of a sewer lift station and a rerouting of a sewer line which will result in lower water/sewer costs to adjacent residents.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ 07913

DATE SUBMITTED: 7-6-16

APPLICATION INFORMATION

Applicant's Name: Temescal Office Partners, CA Limited Partnership

E-Mail: Richard@BoatmanDevCo.com

Mailing Address: 3151 Airway Avenue, Suite U-2
Street
Costa Mesa, CA 92626
City State ZIP

Daytime Phone No: (714) 918-0515 Fax No: ()

Engineer/Representative's Name: David Graves E-Mail: dgraves@pinnacleresidential.net

Mailing Address: 2 Venture, Suite 350
Street
Irvine, CA 92618
City State ZIP

Daytime Phone No: (949) 207.3270 ext. 104 Fax No: ()

Property Owner's Name: Temescal Office Partners, CA Limited Partnership E-Mail: Richard@BoatmanDevCo.com

Mailing Address: 3151 Airway Avenue, Suite U-2
Street
Costa Mesa, CA 92626
City State ZIP

Daytime Phone No: (714) 918-0515 Fax No: (714) 918-0514

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

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

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APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

RICHARD BOATMAN, as mgr. of RS Temescal LLC,
General Partner of Temescal Office Partners

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

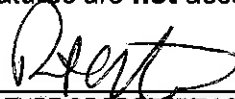
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

RICHARD BOATMAN, as mgr. of RS Temescal LLC,
General Partner of Temescal Office Partners

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-060-024 / 290-060-025

Section: 2 Township: 5S Range: 6W

Approximate Gross Acreage: 14.8

General location (nearby or cross streets): North of TEMESCAL CYN. RD., South of WHITECROWN CIR., East of WRANGLER WAY, West of I-15

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: PAGE 804 GRIDS F6 & F7

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

Project consists of single-family detached condominium uses on 14.8 acres. Project proposes to change zoning from Commercial Office (C-O) to Planned Residential R-4. Surrounding uses are is R-1 to the north, R-2 to the west, M-SC to the south across Temescal Cyn. Rd., and the I-15 fwy to the east.

Related cases filed in conjunction with this request:

GPA	TTM

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:

GENERAL PLAN AMENDMENT NO. 1203, CHANGE OF ZONE NO. 7913, TENTATIVE TRACT MAP NO. 37153, PLOT PLAN NO. 26209 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Temescal Office Partners, LP – Engineer: Proactive Engineering Consultants – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Business park (CD-BP) – Location: Northerly of Temescal Canyon Road, westerly of Interstate 15, easterly of Wrangler Way, and southerly of Mojeska Summit Road – Zoning: Commercial Office (C-O) – **REQUEST:** The **General Plan Amendment** proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD-BP) (0.25 – 0.60 Floor Area Ratio) to Community Development: Medium High Density Residential (CD-MHDR) (5-8 dwelling units per acre). The **Change of Zone** proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule “A” Subdivision of 14.81 acres into three (3) residential lots and six (6) lettered lots. The three (3) numbered residential lots would be subdivided into 83 condominium units. The six (6) lettered lots consist of two (2) of which are for public roads, one (1) for a recreational area, and three (3) are designated for open space. The **Plot Plan** proposes a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 sq. ft. of landscaping, and recreation areas on the entire 14.81 acre site.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 1, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@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: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 03, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR37153 For

Company or Individual's Name RCIT - GIS,

Distance buffered 300'

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.

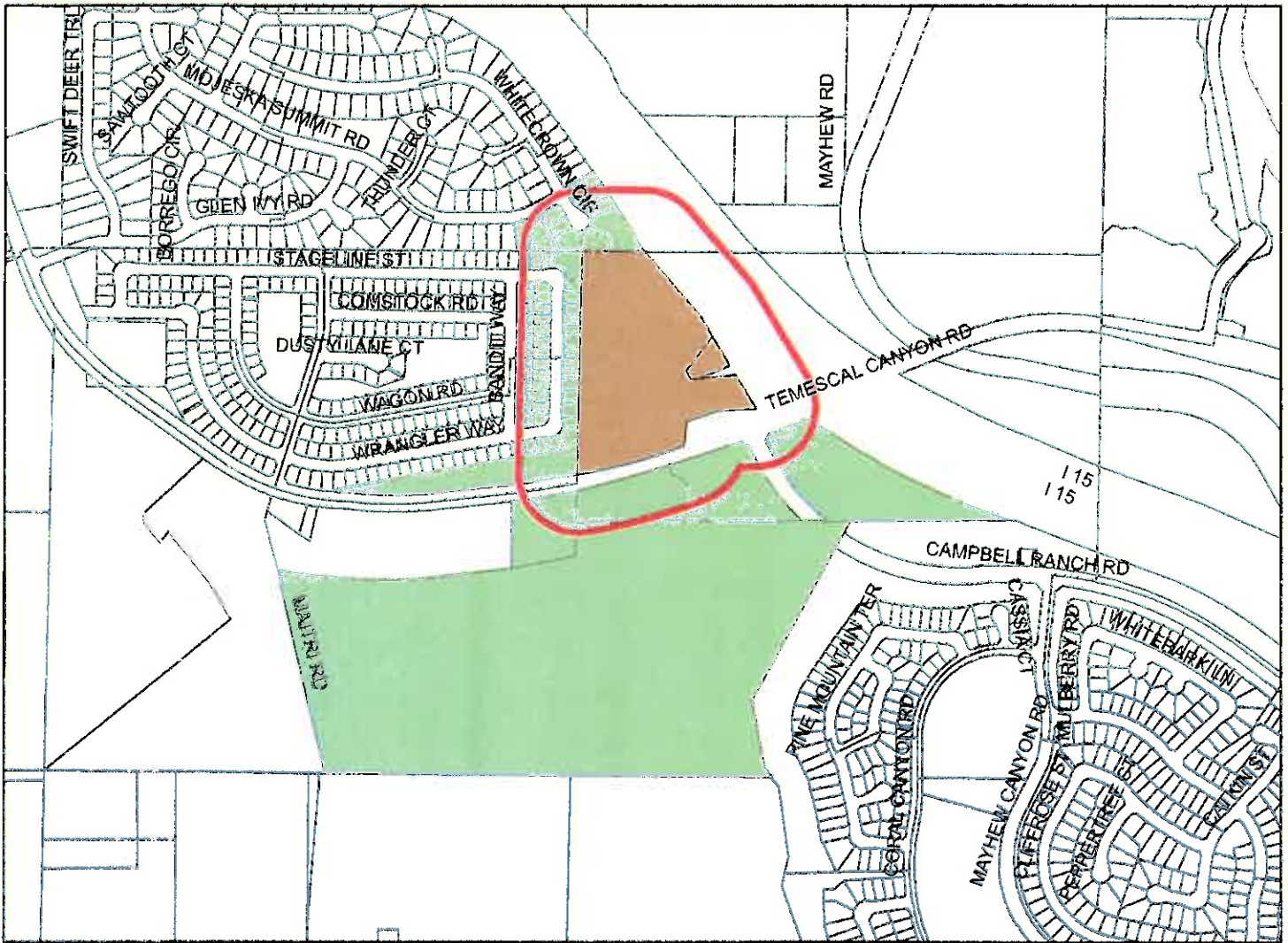
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

TR37153 (300 feet buffer)



Selected Parcels

290-213-005	290-213-003	290-200-030	290-200-025	290-213-013	290-200-032	290-272-014	290-213-014	290-210-001	290-200-028
290-272-022	290-200-021	290-201-001	290-200-031	290-210-004	290-210-006	290-272-011	290-213-004	290-210-009	290-200-035
290-213-011	290-201-007	290-213-009	290-201-005	290-272-015	290-272-020	290-213-002	290-201-008	290-210-005	290-213-003
290-200-024	290-201-002	290-272-008	290-213-008	290-213-012	290-060-064	290-210-008	290-200-029	290-210-011	290-200-022
290-201-003	290-060-072	290-060-080	290-200-023	290-201-012	290-210-010	290-201-010	290-060-071	290-201-009	290-213-001
290-213-010	290-200-034	290-272-007	290-272-009	290-201-011	290-060-037	290-201-008	290-060-024	290-060-025	290-201-004
290-210-003	290-272-010	290-272-016	290-213-007	290-210-007	290-210-002				



925 462.5 0 925 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: 290060025, APN: 290060025
TEMESCAL OFFICE PARTNERS
C/O RS DEV CO
3151 AIRWAY AVE STE U2
COSTA MESA CA 92626

ASMT: 290200022, APN: 290200022
LUPE LOPEZ
10465 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060037, APN: 290060037
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 290200023, APN: 290200023
DILEEP KAMAT, ETAL
2541 WARDENWOOD CT
TUSTIN CA 92782

ASMT: 290060064, APN: 290060064
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 290200024, APN: 290200024
BLANCA HERNANDEZ, ETAL
10489 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060071, APN: 290060071
PHARRIS GROUP
C/O CHRISTINA HOLLIDAY
2050 MAIN ST STE 250
IRVINE CA 92614

ASMT: 290200025, APN: 290200025
AUDREY KELLEY
10501 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060072, APN: 290060072
MINE RECLAMATION, ETAL
C/O PATRICK BROYLES
P O BOX 77850
CORONA CA 92883

ASMT: 290200028, APN: 290200028
CHRISTY UNKENHOLZ, ETAL
9257 NEWBRIDGE DR
RIVERSIDE CA 92508

ASMT: 290060080, APN: 290060080
MINE RECLAMATION, ETAL
PO BOX 15450
IRVINE CA 92623

ASMT: 290200029, APN: 290200029
LOUIS INZAURO
10555 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200021, APN: 290200021
CONNIE ZAVALA
10453 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200030, APN: 290200030
ARTURO HERNANDEZ
10569 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200031, APN: 290200031
LINDA SALGADO, ETAL
10583 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201004, APN: 290201004
TERESA WREN
24620 BANDIT WAY
CORONA, CA. 92883

ASMT: 290200032, APN: 290200032
BUTTERFIELD ESTATES HOMEOWNERS ASSN
C/O HOLLYWOOD HOMES II
3954 HAMPTON DR
POMONA CA 91766

ASMT: 290201005, APN: 290201005
ALITA PENA, ETAL
24610 BANDIT WAY
CORONA, CA. 92883

ASMT: 290200034, APN: 290200034
RITA SCIANNI, ETAL
C/O SAN KIM
10519 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201006, APN: 290201006
STANLEY ROBERTS
1547 BIG HORN
BEAUMONT CA 92223

ASMT: 290200035, APN: 290200035
SILVIA LOPEZ, ETAL
10511 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201007, APN: 290201007
GWENDOLYN RAINEY
10582 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201001, APN: 290201001
BEVERLY RIOS, ETAL
24650 BANDIT WAY
CORONA, CA. 92883

ASMT: 290201008, APN: 290201008
JOSE PLASENCIA
10568 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201002, APN: 290201002
KRISTAN STACEY GRAF
24640 BANDIT WAY
CORONA, CA. 92883

ASMT: 290201009, APN: 290201009
MARGARITA FLORES, ETAL
10554 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201003, APN: 290201003
MARIA CERVANTES
1119 S SHERIDAN ST
CORONA CA 92882

ASMT: 290201010, APN: 290201010
PAUL HUBBS
10538 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201011, APN: 290201011
SUSAN LANÉ RAINES, ETAL
5630 MISSION CENTER NO F
SAN DIEGO CA 92123

ASMT: 290210006, APN: 290210006
ELIZABETH SOTO
10667 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201012, APN: 290201012
OLEZIA ALKHAZOV
10510 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210007, APN: 290210007
VINCENT VILLARREAL
10681 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210001, APN: 290210001
CASA REAL PROP
1141 POMONA AVE NO D
CORONA CA 92882

ASMT: 290210008, APN: 290210008
LEE LAKE WATER DISTRICT
510 W CHASE DR NO 103
CORONA CA 92882

ASMT: 290210002, APN: 290210002
WILLIAM ASHTON
P O BOX 777
NORCO CA 92860

ASMT: 290210009, APN: 290210009
FERMIN MORAN
10460 STAGELINE ST
CORONA, CA. 92883

ASMT: 290210003, APN: 290210003
JUNKO KURANO, ETAL
10625 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210010, APN: 290210010
PAUL BELFIGLIO
31861 NATIONAL PARK DR
LAGUNA NIGUEL CA 92677

ASMT: 290210004, APN: 290210004
EDITH MCCAULEY
10639 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210011, APN: 290210011
LOUNA ESHAK
1541 E LA PALMA AVE NO B2
ANAHEIM CA 92805

ASMT: 290210005, APN: 290210005
LISA MENDEZ, ETAL
10653 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213001, APN: 290213001
DINA PEREIRA, ETAL
24590 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213002, APN: 290213002
MARIA CRUZ, ETAL
24580 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213009, APN: 290213009
HELEN FUNG
16 MANCERA
RCH SANTA MARGARITA CA 92688

ASMT: 290213003, APN: 290213003
ANDRÉS MELÉNDEZ
24570 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213010, APN: 290213010
RICHARD GRAHAM
10652 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213004, APN: 290213004
JACKIE RAUDALES, ETAL
24560 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213011, APN: 290213011
ELOISA PALACIOS, ETAL
10638 WRANGLER AVE
CORONA, CA. 92883

ASMT: 290213005, APN: 290213005
ADA DELAO
24550 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213012, APN: 290213012
DENA BROWN, ETAL
4075 STRANDBERG ST
CORONA CA 92881

ASMT: 290213006, APN: 290213006
JOSEPH ZAMORA
24540 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213013, APN: 290213013
BONNIE ARGEANTON
10610 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213007, APN: 290213007
EUGENIA MAGANA, ETAL
24530 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213014, APN: 290213014
CAROL PROBST
10598 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213008, APN: 290213008
LARRY ZAVALA
10680 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290272007, APN: 290272007
CATIA MORGAN, ETAL
10429 MOJESKA SUMMIT RD
CORONA, CA. 92883

ASMT: 290272008, APN: 290272008
REBECCA BARBOA OTERO, ETAL
10441 MOJESKA SUMMIT RD
CORONA, CA. 92883

ASMT: 290272020, APN: 290272020
SUSAN SCHRIMSHER, ETAL
10505 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272009, APN: 290272009
DANYELLE KRUPPE, ETAL
2017 BULLION DR
29 PALMS CA 92278

ASMT: 290272022, APN: 290272022
JAMIE COCHRANE, ETAL
10498 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272010, APN: 290272010
TOMASO CAPITAL
C/O REAL ESTATE DIVISION
23052 ALICIA PKY NO HM611
MISSION VIEJO CA 92692

ASMT: 290272011, APN: 290272011
CHARLIE MIZER, ETAL
10493 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272014, APN: 290272014
CAITLIN TA
1750 HERRIN ST
REDONDO BEACH CA 90278

ASMT: 290272015, APN: 290272015
LYNDA HALL, ETAL
10474 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272016, APN: 290272016
ANTOANETA VASSEVA, ETAL
3604 200TH PL SW
LYNNWOOD WA 98036

TR37153

Applicant:

Temescal Office Partners LP
3151 Airway Ave #U-2
Costa Mesa, CA 92626

Representative:

Pinnacle Residential
2 Venture, Suite 350
Irvine, CA 92618

Applicant:

Temescal Office Partners LP
3151 Airway Ave #U-2
Costa Mesa, CA 92626

Representative:

Pinnacle Residential
2 Venture, Suite 350
Irvine, CA 92618

Applicant:

Temescal Office Partners LP
3151 Airway Ave #U-2
Costa Mesa, CA 92626

Representative:

Pinnacle Residential
2 Venture, Suite 350
Irvine, CA 92618

Engineer:

Proactive Engineering Consultants
200 South Main Street
Corona, CA 92882 Suite 300

Representative:

Michael Naggar
445 S. D St
Perris, CA 92570

Engineer:

Proactive Engineering Consultants
200 South Main Street
Corona, CA 92882 Suite 300

Representative:

Michael Naggar
445 S. D St
Perris, CA 92570

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Western Municipal Water Dist.
14205 Meridian Parkway
Riverside, CA 92518

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Community Development
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Corona, CA 92882

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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.

General Plan Amendment No. 1163, Change of Zone No. 7913, Tentative Tract Map No. 37153, Plot Plan No. 26209 (EA42924)

Project Title/Case Numbers

Russell Brady
County Contact Person

(951) 955-3025
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Temescal Office Partners, LP
Project Applicant

3151 Airway Ave, #U-2, Costa Mesa, CA 92626
Address

Northerly of Temescal Canyon Road, westerly of Interstate-15, easterly of Wrangler Way, and southerly of Moleska Summit Road
Project Location

The General Plan Amendment proposes to change the General Plan Land Use Designation for Parcels 290-060-024 and 290-060-025 from Community Development: Business Park (CD:BP), (0.25 – 0.60 Floor Area Ratio); to Community Development: Medium High Density Residential (CD:MHDR), (5-8 dwelling units per acre). The Change of Zone proposes to change the zoning classification for Parcels 290-060-024 and 290-060-025 from Commercial Office (C-O) to Planned Residential (R-4). The Tentative Tract Map proposes a Schedule B subdivision of 14.81 acres consisting of current APNS 290-060-024 and 290-060-025 into 3 residential lots and 6 lettered lots. The Plot Plan proposes a development plan for a total of 83 two-story, single-family detached condominium units, 166 garage parking spaces, 63 private on-street parking spaces, approximately 122,800 square feet of landscaping, and recreation areas on the entire 14.81 acre project site.

Project Description

This is to advise that the Riverside County Board of Supervisors, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and 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 NOT made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

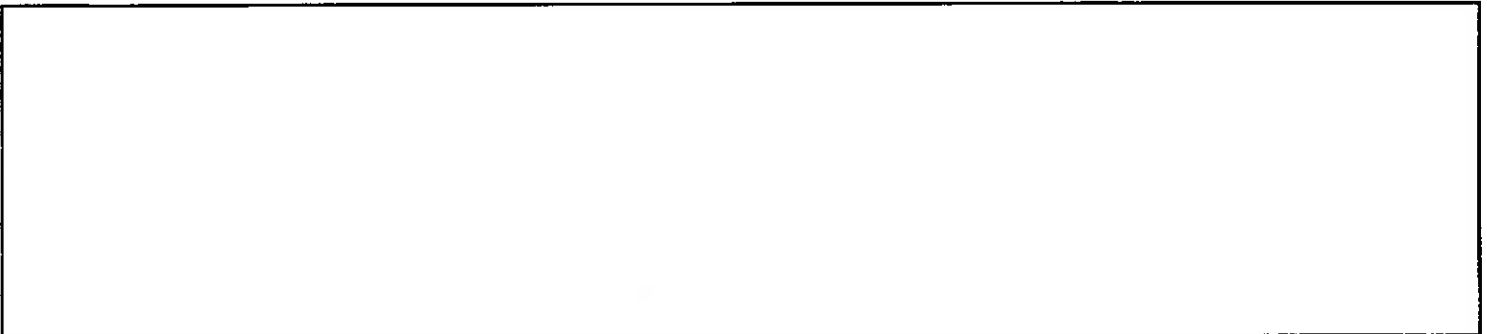
This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1714163

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277
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Received from: TEMESCAL OFFICE PARTNERS \$2,216.25
paid by: CK 001851
paid towards: CFG06367 CALIF FISH & GAME: DOC FEE
FOR EA42924 TR37153
at parcel #:
appl type: CFG3

By _____ Oct 16, 2017 09:46
MGARDNER posting date Oct 16, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

Additional info at www.rctlma.org

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38686 El Cerrito Rd
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(760) 863-8271

Received from: TEMESCAL OFFICE PARTNERS
paid by: CK 001801
FOR EA42924 TR37153
paid towards: CFG06367 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 23, 2017 13:30
ASARMIEN posting date Feb 23, 2017

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: Lake Mathews / Woodcrest
 Zoning District: Lake Mathews
 Supervisorial District: First
 Project Planner: Deborah Bradford
 Planning Commission: November 1, 2017

CHANGE OF ZONE NO. 7857
 TENTATIVE TRACT MAP NO. 36813
 EXCEPTION TO ORDINANCE NO. 460
 Environmental Assessment No. 42694
 Applicant: Peter Pitassi
 Engineer/Representative: Rick Engineering
 Company



Charissa Leach
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: The proposed project consists of: **Change of Zone No. 7857** to change the project site's Zoning Classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) **to** One-Family Dwelling (R-1) and **Tentative Tract Map No. 36813** a Schedule "B" subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin. An **Exception** to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

PROJECT LOCATION: The project site is located northerly of Van Buren Boulevard, easterly of Pick Place, and westerly of Whispering Spur Street and is located within the Lake Mathews/ Woodcrest Area Plan. APN's 273-450-002, 003, 017, 018, and 019.

BACKGROUND:

Sphere of Influence

This project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The original submittal by the applicant included a General Plan Amendment to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) 1-acre lot minimum to Rural Community: Low Density Residential (RC: LDR) ½ acre minimum.

The City of Riverside recommended in a letter Dated February 2, 2015 that the applicant revise their Map to reflect densities consistent with current County and/or City General Plan densities. The applicant met with City Staff on February 17, 2015 to discuss the proposed project and its relationship with the City's General Plan and Zoning Ordinance. The County could not support the General Plan Amendment and the applicant formally withdrew the General Plan Amendment application on April 7, 2015.

The City of Riverside's land use designation for the project site is Hillside Residential (HR) which allows for 0.50 dwelling units per acre. As proposed, the project has an overall density of one dwelling unit per acre and is consistent with the County's General Plan. The development will be clustered to provide for MSHCP open space and conservation of cultural resources consistent with the HR land use designation of preserving ecologically sensitive areas. Staff determined that the subdivision is compatible with the

development pattern in the area and complies with the County of Riverside's General Plan and Zoning Ordinance.

Airport Influence Area ("AIA")

The project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017 File No. ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft. In addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area.(COA 10. PLANNING 23.)

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum). |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) to the east, south, and west. The City of Riverside to the north. |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1). |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural, 5-acre minimum (R-A-5) and the City of Riverside to the north, One-Family Dwellings, 1-acre minimum (R-1-1) to the east and west, and Light Agriculture, 1-acre minimum (A-1-1) to the south. |
| 5. Existing Land Use (Ex. #1): | Vacant land |
| 6. Surrounding Land Use (Ex. #1): | Vacant land and the City of Riverside to the north and single-family residential to the east, west and south. |
| 7. Project Data: | Total Acreage: 38.3 |
| 8. Environmental Concerns: | See Attached Environmental Assessment. |

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42694**, 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 an **EXCEPTION** to Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width, based on the findings incorporated in the initial study and this staff report and the conclusion that the project will not have a significant effect on the environment; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7857 to change the project site's Zoning Classification from Residential Agriculture, 1-acre minimum (R-A-1), Residential Agriculture, 5-acre minimum and One Family Dwelling, 1-acre minimum (R-1-1) **to** One Family Dwelling (R-1) in accordance with Exhibit #3, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36813, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential, 1-acre minimum (RC: VLDR) as reflected in Lake Mathews/Woodcrest Area Plan.
2. The proposed project is to allow for the subdivision of a 38.3-acre site into 38 single family residential lots, a density of one dwelling unit per acre. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation, which encourages detached single family residences on large parcels of 1 to 2 acres. Although all of the proposed lots are not one-acre in size, the lots range in size from minimum of 0.5 acres to 2.5 acres and will be developed with single-family residential units. The Project site will have larger lots along the east, west and northern portions of the site. Interior lots will be smaller. However, with the incorporation of the required setbacks and the open-space areas located around the perimeter of the site, the project area will be compatible with the development pattern within the vicinity of the site. The Land Use Element Table LU-4 footnote 3, encourages clustering in all residential designations as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The project site has a ratio of 38-acres/38 dwelling units. Therefore, with the clustering of the lots, the Project is consistent with this land use designation and applicable policies of the General Plan.
3. The project site is surrounded by Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) to the east, south, and west. The City of Riverside to the north.
4. The Zoning Classification for the subject site is Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1).
5. The proposed Zoning Classification for the subject site is One-Family Dwellings (R-1 Zone).
6. The proposed subdivision, is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the R-1 Zoning Classification within Ordinance No. 348. The lots' configurations are primarily rectangular and exceed the minimum average width

of 60 feet; however parcels 10, 11 and 23 are more triangular in shape in that they are fronting on a cul-de-sac and a knuckle, which allows their frontage to be 35 feet, with which the lots are consistent. All lots exceed the depth of 100 feet and the minimum lot area of 7,200 square feet. The proposed project will conform to the development standards of One-Family Dwelling (R-1) Zoning Classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

7. The project site is surrounded by properties which are zoned Residential Agricultural, 5-acre minimum (R-A-5) and the City of Riverside to the north, One-Family Dwellings, 1-acre minimum (R-1-1) to the east and west, and Light Agriculture, 1-acre minimum (A-1-1) to the south.
8. The project site is surrounded by single-family residential development and is compatible with the development pattern of the surrounding neighborhoods.
9. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including 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.
10. The project site is located within a Very High/High Fire Hazard Area and is within the Local Responsibility Area ("LRA") for fire protection services. Being in a LRA is not subject to Title 14 requirements. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The following additional findings have been met:
 - a. The proposed Tentative Tract Map No. 36813 is for the subdivision of 38.3 gross acre site into 38 single-family residential lots. Proposed development of this project site is in compliance with sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, blue dot pavement marker, fire hydrants, and interior sprinkler system. Fire protection services can easily access the site, via Van Buren Boulevard.
 - b. Fire protection and suppression services are available for the site through the County of Riverside Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Van Buren Boulevard.
11. Based on review by staff and added Conditions of Approval the proposed Tentative Tract Map No. 36813 is consistent with the minimum improvements as outlined in Section 10.6 (Schedule "B" Subdivision) or Ordinance No. 460 as stated below:

- Streets - Condition of Approval 10. TRANS. 1, states 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. Condition of Approval 50.TRANS.14. and 50.TRANS. 15 pertains to the required road dedication for private streets A – D, which will be designed in compliance with the County's specifications for local streets and the maintenance of Van Buren Boulevard including paving, installation of curb and gutter and a meandering sidewalk along the 21 foot parkway. With these conditions the requirements of Ordinance No. 460 10.6 as it pertains to streets and street improvement have been met.
- Domestic Water – Condition of Approval 10. E. HEALTH 7. states that TR36813 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WQMD as well as all other applicable agencies. Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health. In addition, because the WMWD is regulated by the State, compliance with the requirements of California Administrative Code Title 22, Chapter 16 is required; therefore with this condition the requirements of Ordinance No. 460 Section 10.6 B. as it pertains to domestic water 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. Prior to installation, placement of markers must be approved by the Riverside County Fire Department. Condition of Approval 80. FIRE1. States that the 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. Conditions of Approval 50. FIRE 2 and 4, pertains to placing notes on the Environmental Constraints Sheet (ECS) with regards to the project site being located within a High/Very High Fire Hazard Area, secondary access and water system. Condition of approval 50. FIRE 5. requires that the developer furnish one copy of the water system plans to the Fire Department for review prior to recordation of the Map. These plans will conform to the hydrant type, location, spacing and minimum fire flow as stated in 10.6 which are the minimum requirements for protection facilities in residential zones. With these conditions of approval the requirements of Ordinance No. 460 Section 10.6 C. has been met.
- Sewage Disposal – Condition of Approval 10. E. HEALTH 5. will accept the review of the proposed use of an on-site wastewater treatment system based upon the preliminary onsite wastewater feasibility report. However, upon building submittal a detailed soils percolation report specific to each individual lot shall be prepared along with detailed contoured plot plans. Condition of Approval 80. E. HEALTH 2. requires detailed plans to be submitted showing the proposed subsurface sewage disposal system including the 100% expansion area. With these conditions of approval the proposed project meets the requirement of Ordinance No. 460 Section 10.6. D.
- Fences – Lot A, of TR36813 is for a bio-retention basin located along the southwestern corner of the project site. The proposed bio-retention basin will be enclosed with a six-foot-high tube steel fence located along the Van Buren parkway and up along private street A and along the northern boundary of the bio-retention basin to the six-foot-high concrete block wall installed along the western boundary of the site. The proposed meets the requirement of Ordinance No. 460 Section 10.6. E.

- Electrical and Communication Facilities – No electrical or communication facilities are proposed. The proposed project meets the requirement of Ordinance No. 460 Section 10.10. F.
12. The proposed project meets all the requirement of Ordinance No. 460 Section 7.1 as stated below:
- a) The proposed land division of a 38.3-acre site into 38 single-family residential lots and design and improvements of the proposed map are consistent with the General Plan in that the Land Use Designation of Rural Community: Very Low Density Residential encourages a density of 1 -2 dwelling units per acre, as proposed the subdivision will have an overall density of 1 dwelling unit per acre. There is no applicable Specific Plan.
 - b) The design of the proposed subdivision is in compliance with the development standards for lots located in the R-1 zoning classification in terms of shape and size. The lots proposed will be consistent with the development pattern in the project vicinity and the right-of-way improvements are consistent with the County of Riverside's road standards. The proposed project complies with this requirement.
 - c) The site of the proposed land division is physically suitable for the proposed type of development and the density of the development. The subdivision will be dividing a 38.3-acre site into 38 single-family residential lots. The smaller 0.5-acre plus lots will be clustered around the southern portion of the site and within the interior and the larger lots will be located along the north, east and western portions of the site. The lot sizes allow for plenty of area for the required setbacks and is suitable for development given the varied topography of the site. The overall density will result in one dwelling unit per acre and is compatible with the existing and planned surrounding land uses which consists of Very Low Residential Development land use designations which encourages detached single family residences on large parcels of 1 to 2 acres. The proposed subdivision will not result in an increase in density than what is allowed per the General Plan.
 - d) Environmental review of the proposed project determined that no significant environmental impacts would occur due to project implementation. A Mitigated Negative Declaration has been prepared which has determined that the design of the proposed map and proposed improvements will result in no environmental damage, that no fish, or wildlife or their habitat will be damaged, and that no serious public health problems will be caused as a result of this land division or types of improvements proposed.
 - e) The land division is located within a High Fire Hazard Area; however, emergency vehicles can easily access the project site from Van Buren Boulevard. Fire Department conditions of approval, such as entry gates, fire hydrants, interior sprinklers, blue dot reflectors will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault, there is no potential for liquefaction and is not located in a subsidence area. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
 - f) Two public utility easements and a Western Municipal Water District right-of-way easement currently exist on the project site but will be vacated. The design of the

tentative tract map and improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision.

13. The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. The proposed Project will impact approximately 0.699 acres of habitat defined as Riverine by the MSHCP and will be required to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing and permanent fencing. Approximately 0.242 acre of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre of impacts to the California Department of Fish and Wildlife jurisdictional areas. Permits/Agreements for activities within the streambed/wetlands will be required as well as Riverside County conditions of approval to ensure consistency with all applicable Multipurpose Open Space policies.
14. In accordance with AB52, requests for notification were sent to four tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. During consultation, Soboba requested native monitoring of the project during grading activities. Pechanga told Planning that the project is within a cultural landscape and the landscape is a Tribal Cultural Resource.
15. This project is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The applicant met with City Staff to discuss the proposed project and its relationship with the City's General Plan and Zoning Ordinance. The City of Riverside's land use designation for the project site is Hillside Residential (HR) which allows for 0.50 dwelling units per acre. The proposed project with an overall density of one dwelling unit per acre would not result in an inconsistency with the City's land use designation. For these reasons, the project conforms to the MOU.
16. Ordinance No. 460 Section 3.8 C. states that when lots greater than 18,000 square feet are proposed the depth shall not exceed 4 times the width. There are special considerations in regards to exceptions to this requirement due to the topography and location and surroundings of the proposed subdivision. The applicant is accordingly requesting a waiver from this provision for Lots 9, 10, 11, 12 and 15 in that they do not meet the width-to -depth ratio due to the existing topographic conditions and street configurations. The lots are located at cul-de-sacs and knuckles where lot frontage is reduced and the depth is necessary to comply with maximum street lengths to meet requirements of the Riverside County Fire Department. Strict application of the lot depth requirements would deprive the owner of privileges enjoyed by other property owners in the vicinity within the One-Family Dwellings (R-1) Zoning Classification.
17. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017 File No. ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In

addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. .(COA 10. PLANNING 23.)

18. Environmental Assessment No. 42694 identified the following potentially significant impacts:

- a. Biological Resources
- b. Hydrology / Water Quality
- c. Noise

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Zoning Classification of One-Family Dwellings (R-1 Zone) of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460.
4. The proposed project will not have a significant effect on the environment in that Environmental Assessment No. 42694, concluded that based on the finding incorporated in the initial study that the project will not have a significant effect on the environment
5. The project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
6. The public's health, safety, and general welfare are protected through project design.
7. The proposed project is clearly compatible with the present and future logical development of the area.
8. 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:

CHANGE OF ZONE NO. 7857 and TENTATIVE TRACT MAP NO. 36813

Planning Commission Staff Report: November 1, 2017

Page 9 of 9

- a. A 100-year flood plain; or
 - b. A County Service Area; or
 - c. A Fault Zone; or
 - d. An area subject to Liquefaction; or
 - e. An area subject to Subsidence; or
 - f. An Agricultural Preserve.
3. The project site is located within:
- a. The City of Riverside's sphere of influence; and
 - b. An Airport Influence Area; and
 - c. A Very High Fire Hazard Area; and
 - d. The Stephens Kangaroo Rat Fee Area; and
 - e. The Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Nos. 273-450-002, 273-450-003, 273-450-017, 273-450-018, and 273-450-019.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07857 TR36813
VICINITY/POLICY AREAS

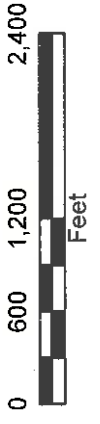
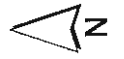
Supervisor: Jeffries
 District 1

Date Drawn: 06/12/2017
 Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



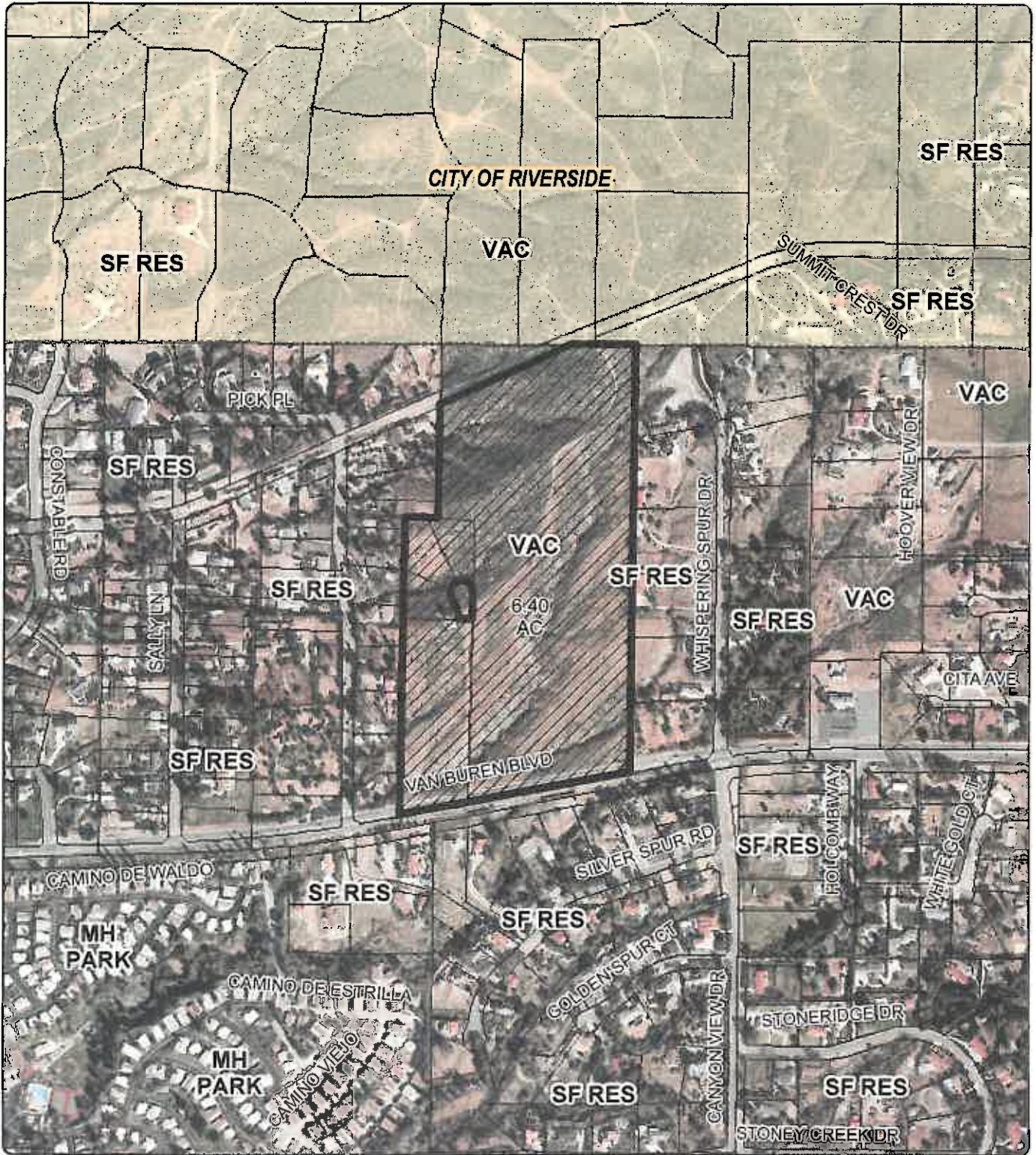
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan provides the land use designations for unincorporated Riverside County for the planning horizon of 2011. The County of Riverside is not responsible for the accuracy of the information shown on this map. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3000 (Western County) or in San Dimas at (951)965-4277 (Eastern County) or Website.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07857 TR36813

Supervisor: Jeffries
District 1

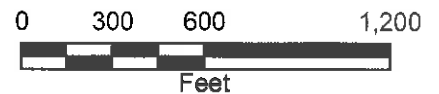
Date Drawn: 06/13/2017
Exhibit 1

LAND USE



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

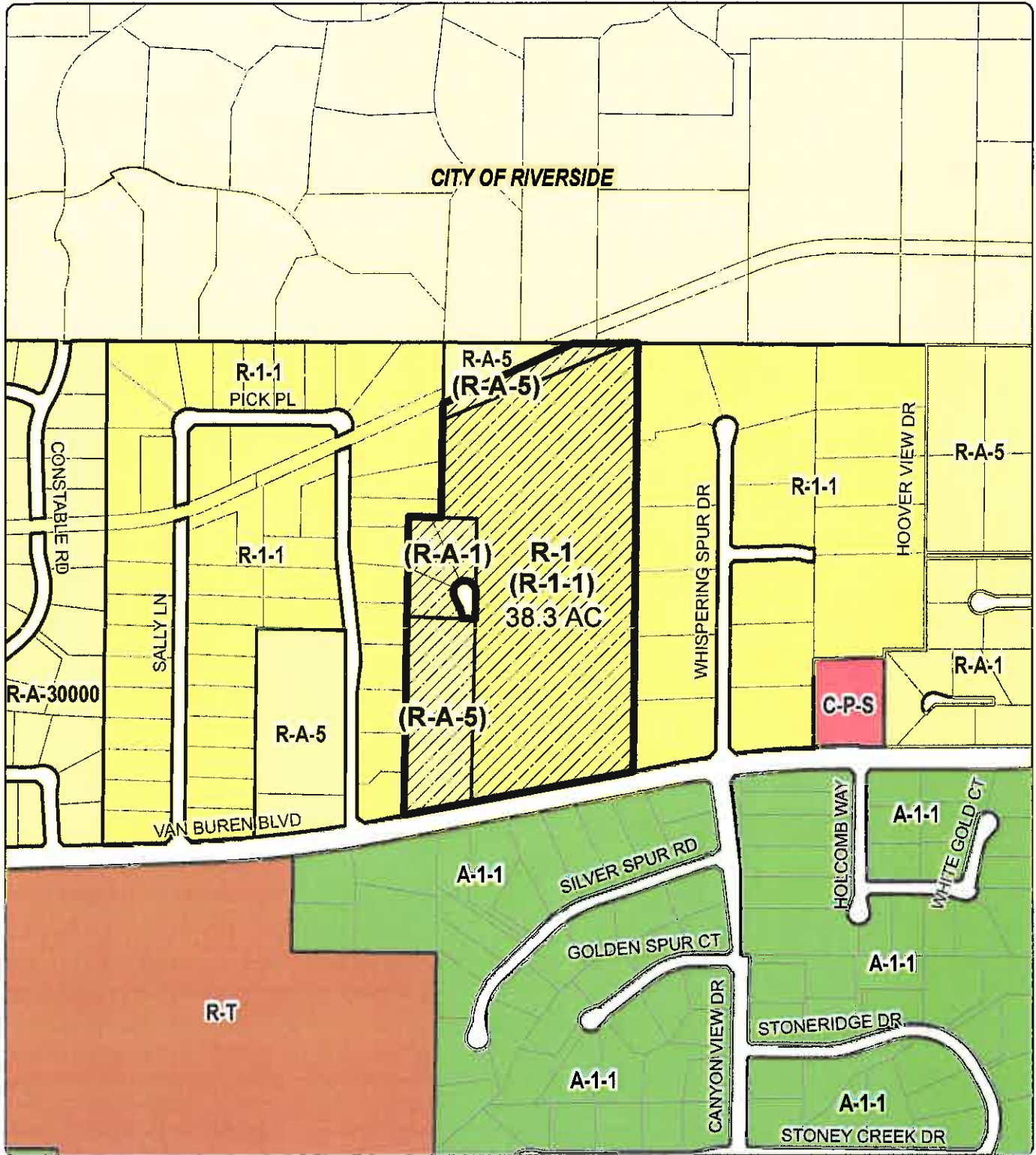
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07857 TR36813

PROPOSED ZONING

Supervisor: Jeffries
District 1

Date Drawn: 06/13/2017
Exhibit 3



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

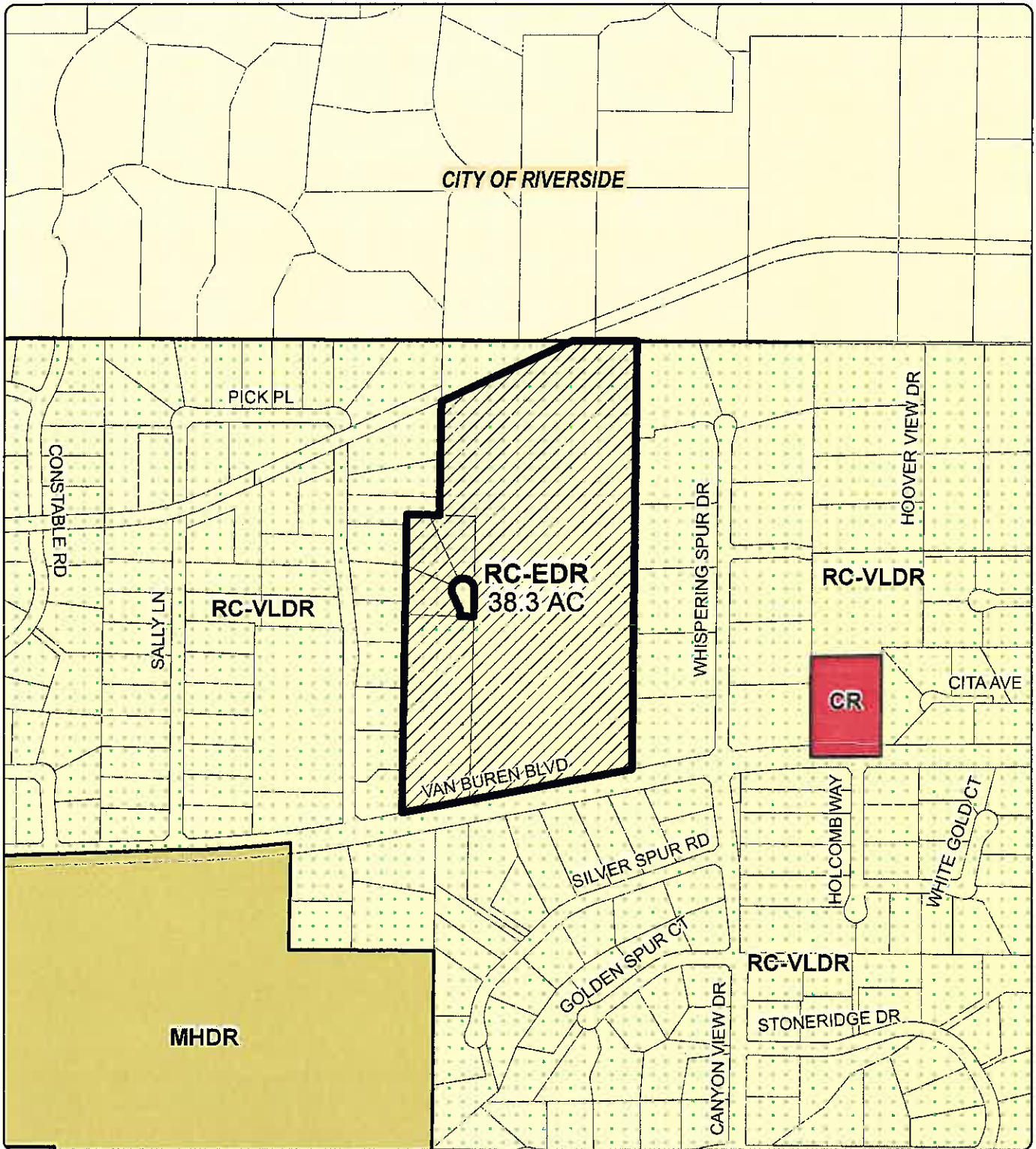
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07857 TR36813

EXISTING GENERAL PLAN

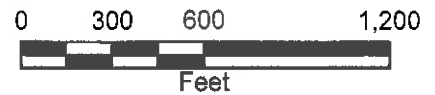
Supervisor: Jeffries
District 1

Date Drawn: 06/13/2017
Exhibit 5



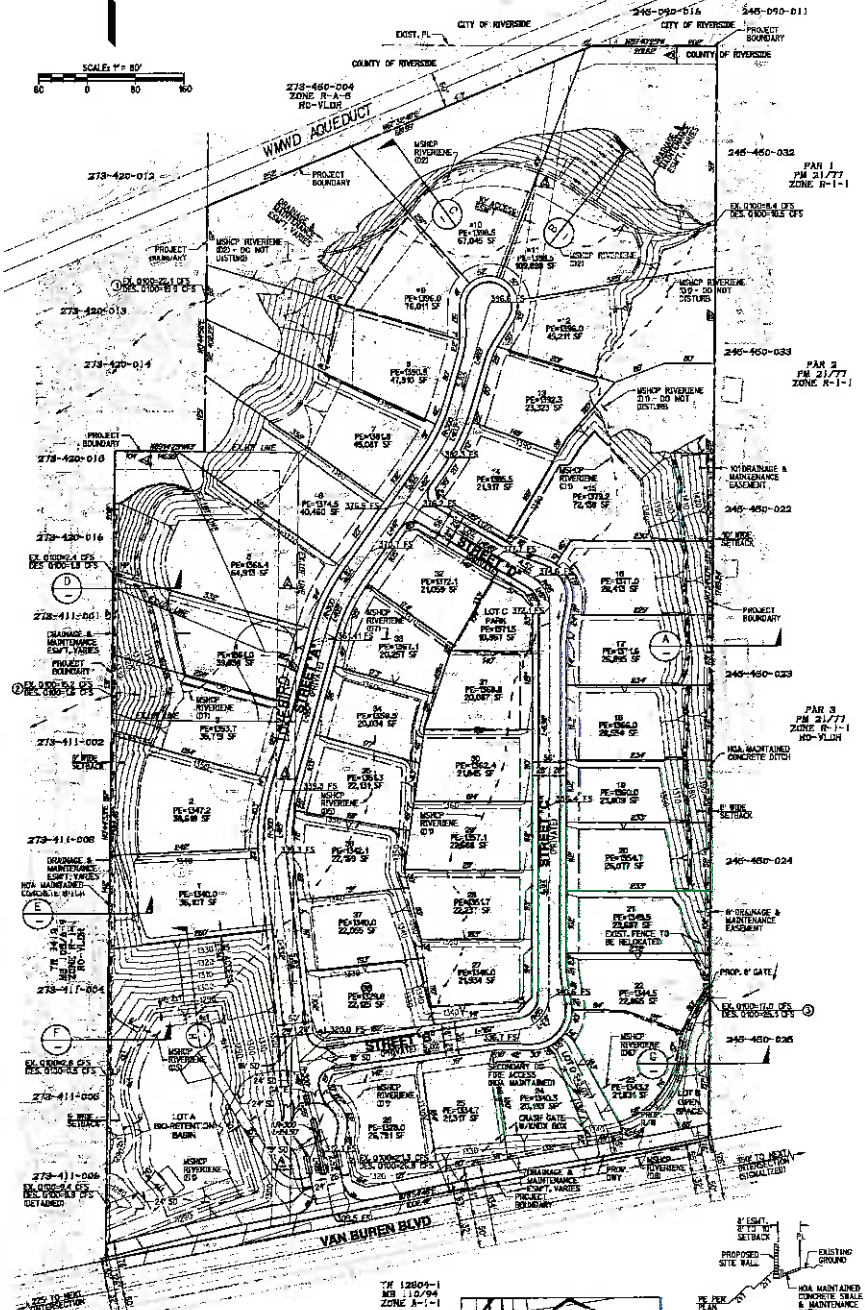
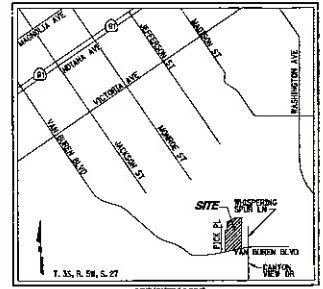
Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This 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.rctinfo.org>

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT 36813
 JUNE 14, 2017



OWNER/APPLICANT
 VAN BUREN HOLDINGS LLC
 10521 CIVIC CENTER DRIVE
 BASKING SPRINGS, CA 92530
 (951) 441-1153
 CONTACT: PETER A. PATASSI

ENGINEER
 ROCK ENGINEERING COMPANY
 1775 TOMA AVE, SUITE 200
 RIVERSIDE, CA 92504
 (951) 783-0211
 CONTACT: RICHARD O'NEILL

THOMAS BROTHERS LOCATION
 2012 SAN BERNARDINO/RIVERSIDE DIVISION
 PARCELS 142, 143 AND 174

LEGAL DESCRIPTION
 THE PORTION OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED WITHIN THE COUNTY OF RIVERSIDE IN THE STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BOUNDED ON THE WEST BY THE EAST LINE OF TRACT NO. 9482 FILED IN MAP BOOK 823 PAGES 8 AND 9 THROUGH 9 INCLUSIVE OF MAPS OF SAID RIVERSIDE COUNTY;
 BOUNDED ON THE SOUTH BY THE NORTHERLY SIDE LINE OF VAN BUREN BOULEVARD BEING THE STRIP OF LAND NOW BEING CONSUMED BY THE COUNTY OF RIVERSIDE FOR PUBLIC UTILITY PURPOSES BY ORDER OF CONGRESSIONAL CERTIFIED COPY OF WHICH WAS RECORDED MAY 18, 2016 IN BOOK 106 PAGE 308 OF CERTIFIED RECORDS OF SAID RIVERSIDE COUNTY;
 BOUNDED ON THE EAST BY THE WESTERLY LINE OF PARCEL MAP 5478 FILED IN MAP BOOK 106 PAGE 37 OF PARCEL MAPS OF SAID RIVERSIDE COUNTY;
 BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND SHOWN AS METROPOLITAN WATER SUPPLY PARCEL NO. 1410-1-105 IN BOOK 131 PAGES 10 THROUGH 16 INCLUSIVE OF SURVEYS OF SAID RIVERSIDE COUNTY.

ACCESSORY PARCEL NUMBERS
 273-450-002, 273-450-003, 273-450-012, 273-450-018, 273-450-019

EASEMENTS
 A 30' ROAD PUBLIC UTILITY EASEMENT PER DIST. NO. 79468 AND NO. 79467 DATED 05/23/16 TO BE VACATED
 A 30' PUBLIC UTILITY EASEMENT PER DIST. NO. 82386 DATED 07/19/16 TO BE VACATED
 A 30' WARD RIGHT OF WAY EASEMENT PER DIST. NO. 83928 DATED 07/19/16 TO BE VACATED

GENERAL NOTES
 1. EXISTING ZONING IS R-1-1, R-1-1A, R-1-1A-S
 2. EXISTING LAND USE IS RESIDENTIAL
 3. PROPOSED ZONING IS R-1-1
 4. PROPOSED LAND USE IS RESIDENTIAL
 5. THIS PROJECT IS NOT WITHIN A SPECIFIC PLANNING ACT
 6. UTILITY EASEMENTS:
 SEWER (MVA 85711)
 GAS (SOUTHERN CALIFORNIA GAS COMPANY)
 ELECTRIC (SOUTHERN CALIFORNIA Edison)
 CABLE TO THE WARDEN
 STORM SEWER (RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT)
 RIVERSIDE COUNTY FIRE DEPARTMENT

10. SCHEDULE 2 OF THE RIVERSIDE CITY OF RIVERSIDE PLANS, ELEV. = 895.64
 11. THIS PROJECT IS NOT WITHIN A COUNTY SERVICE AREA OR A COUNTY FACILITIES DISTRICT
 12. THIS PROJECT IS NOT SUBJECT TO CONSTRUCTION ON OTHER NEIGHBORING PARCELS AND IS NOT WITHIN A SPECIAL STUDY CORridor
 13. THE PROJECT COMPLIES AND IS PREPARED BY ROCK ENGINEERING COMPANY ON 4/24/17 AT 43 SCALE ACCORDING TO THE RIVERSIDE CITY OF RIVERSIDE PLANS, ELEV. = 895.64
 14. THE PRELIMINARY DATA OF RIVERSIDE NEW DEVELOPMENT DETERMINED LOCALLY BY THE BETWEEN CONTINUOUSLY OPERATING REFERENCE STATIONS (CORNER STATIONS) AND METRIC SURVEY NETWORK
 15. VERTICAL CURVES OF THE RIVERSIDE CITY OF RIVERSIDE PLANS, ELEV. = 895.64
 16. THE PROJECT IS NOT SUBJECT TO CONSTRUCTION ON OTHER NEIGHBORING PARCELS AND IS NOT WITHIN A SPECIAL STUDY CORridor
 17. THE PROJECT IS NOT SUBJECT TO CONSTRUCTION ON OTHER NEIGHBORING PARCELS AND IS NOT WITHIN A SPECIAL STUDY CORridor
 18. ALL SLOPES ARE AS SHOWN UNLESS OTHERWISE NOTED ON THIS PLAN
 19. THE PROJECT IS NOT SUBJECT TO CONSTRUCTION ON OTHER NEIGHBORING PARCELS AND IS NOT WITHIN A SPECIAL STUDY CORridor
 20. THERE ARE NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THIS TENTATIVE TRACT
 21. WATER QUALITY MEASURES ARE DESCRIBED IN THE PRELIMINARY WATER QUALITY MANAGEMENT PLAN
 22. ALL IN-TRACT STREETS "WIDTH-OF-WAY" ARE TO BE PROPERLY MAINTAINED SLOPES TO BE PROTECTED FROM AUTOMATIC OR MANUAL STREET GATES ARE PROPOSED WITHIN THE TRACT MAP BOUNDARY
 23. THERE ARE NO PUBLIC UTILITY EASEMENTS, TRANSMISSION LINES, POWER AND TELEPHONE POLES OR OTHER STRUCTURES TO BE MAINTAINED BY THE PUBLIC ENTITY OR THE COUNTY WITHIN THE TRACT
 24. THE TENTATIVE MAP INCLUDES THE DRAINAGE CONTROL PLAN (DRAINAGE CONTROL PLAN) OF THE TRACT
 25. PROJECT BOUNDARIES ARE SHOWN AS SHOWN ON THIS TRACT MAP
 26. ACCESS MEASUREMENT AT "TOP OF STREET" STARTING AT INTERSECTION WITH STREET "TOP" END OF C/L-8-5-5-5-5

ESTIMATED GRADING QUANTITIES
 ESTIMATED EXCAVATION: 265,000 C.Y.
 ESTIMATED EMBANKMENT: 265,000 C.Y.
 NOTE: THE GRADING QUANTITIES SHOWN HEREON ARE SHOWN QUANTITIES FOR PERMIT PURPOSES ONLY AND ARE NOT TO BE USED FOR FINAL PAY QUANTITIES. THIS PROJECT IS DESIGNED TO BALANCE.

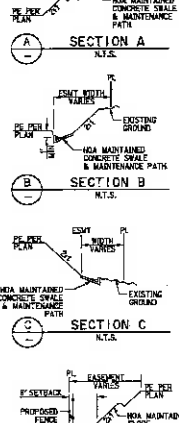
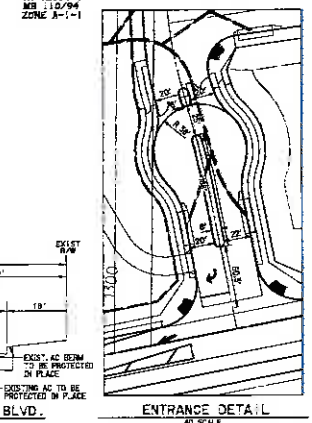
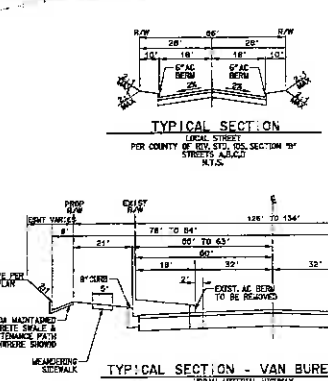
GEOTECHNICAL ENGINEER'S CERTIFICATE
 THIS GRADING PLAN HAS BEEN REVIEWED BY THE LICENSED ENGINEER AND FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA. THE GEOTECHNICAL REPORT PREPARED BY CHRYSTOPHER INC. DATED PRELIMINARY GEOTECHNICAL INTERPRETIVE REPORT DATED JUNE 30, 2017

DRAINAGE NOTE
 EXISTING DRAINAGE DITCHES (A) AND (B) DISCHARGE DOWNSTREAM OF THE SITE AND FLOW WESTERLY EXISTING DRAINAGE DITCHES (A) AND (B) DISCHARGE DOWNSTREAM OF THE SITE AND FLOW WESTERLY. PERPETUATE THE EXISTING DRAINAGE DITCHES (A) AND (B) DETAILS PROVIDED IN THE PRELIMINARY HYDROLOGY REPORT.

WQMP NOTE
 WATER QUALITY MEASURES WILL BE IMPLEMENTED FOR THE PURPOSES OF THE WATER QUALITY MANAGEMENT PLAN PREPARED BY ROCK ENGINEERING COMPANY DATED 5/18/17.

LOT MATRIX

LOT NO.	LOT AREA (SQ FT)	LOT AREA (SQ FT)	LOT NO.	LOT AREA (SQ FT)	LOT AREA (SQ FT)
1	26,877	26,877	31	22,027	17,888
2	26,877	26,877	32	22,027	17,888
3	26,877	26,877	33	22,027	17,888
4	26,877	26,877	34	22,027	17,888
5	26,877	26,877	35	22,027	17,888
6	26,877	26,877	36	22,027	17,888
7	26,877	26,877	37	22,027	17,888
8	26,877	26,877	38	22,027	17,888
9	26,877	26,877	39	22,027	17,888
10	26,877	26,877	40	22,027	17,888
11	26,877	26,877	41	22,027	17,888
12	26,877	26,877	42	22,027	17,888
13	26,877	26,877	43	22,027	17,888
14	26,877	26,877	44	22,027	17,888
15	26,877	26,877	45	22,027	17,888
16	26,877	26,877	46	22,027	17,888
17	26,877	26,877	47	22,027	17,888
18	26,877	26,877	48	22,027	17,888
19	26,877	26,877	49	22,027	17,888
20	26,877	26,877	50	22,027	17,888
21	26,877	26,877	51	22,027	17,888
22	26,877	26,877	52	22,027	17,888
23	26,877	26,877	53	22,027	17,888
24	26,877	26,877	54	22,027	17,888
25	26,877	26,877	55	22,027	17,888
26	26,877	26,877	56	22,027	17,888
27	26,877	26,877	57	22,027	17,888
28	26,877	26,877	58	22,027	17,888
29	26,877	26,877	59	22,027	17,888
30	26,877	26,877	60	22,027	17,888



PRELIMINARY SET FOR CONSTRUCTION

DATE	BY	REVISIONS

ENGINEER OF WORK
 RICHARD C. O'NEILL, R.C.E. 63836
LAND SURVEYOR

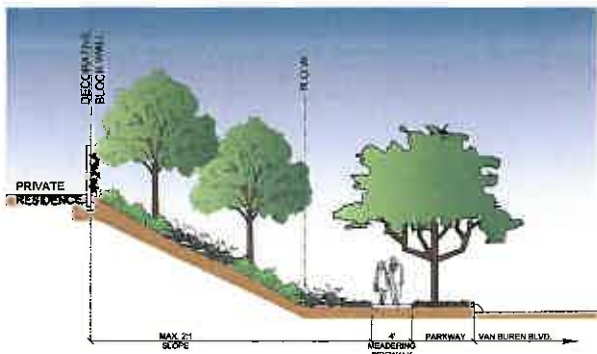
DATE _____

WILLIAM RONALD, W.R. 8002
DATE _____

DATE _____

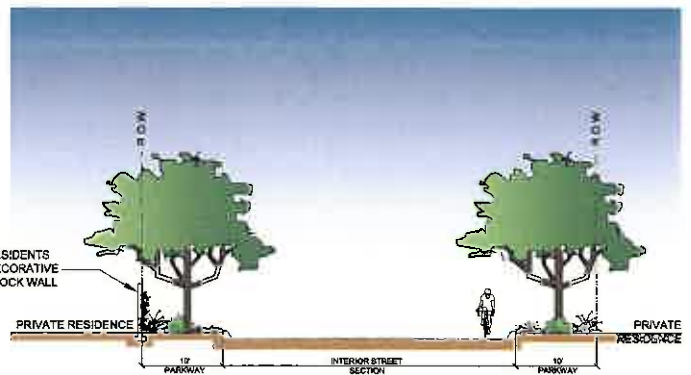
DATE _____

DATE _____



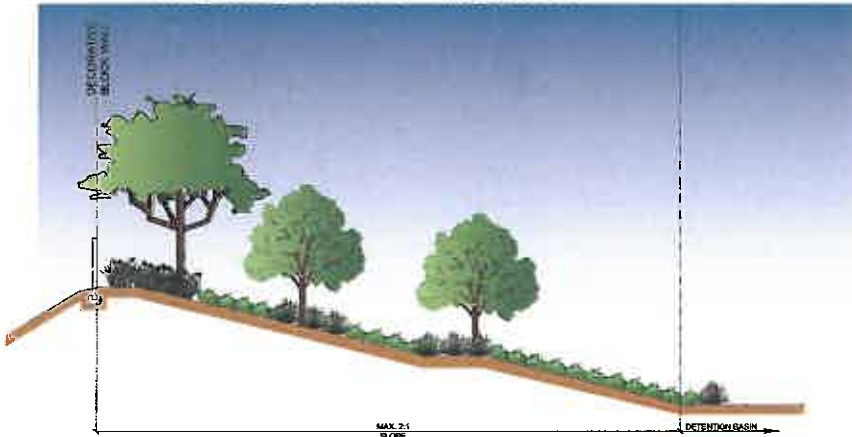
VAN BUREN BLVD. LANDSCAPE SECTION A-A

N.T.S.
VAN BUREN BOULEVARD RIGHT OF WAY PLANT MATERIAL TO INCLUDE PAIRS OF STREET TREES AND THE COMBINED USE OF GROUNDCOVER AND LOW SHRUBS. IMMEDIATELY BEHIND RIGHT OF WAY THE PLANT MATERIAL WILL BE A COMBINATION OF INTERIOR SLOPE TREES, EROSION CONTROL TREES, GROUNDCOVER, SHRUBS, AND A VINE SPACED EVERY 10' O.C. ALONG PERIMETER WALL. REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS



INTERIOR STREET LANDSCAPE SECTION B-B

N.T.S.
INTERIOR STREET RIGHT OF WAY PLANT MATERIAL TO INCLUDE A STREET TREE (ONE FOR TYPICAL LOTS AND THREE FOR CORNER LOTS) AND THE COMBINED USE OF GROUNDCOVER, SHRUBS, AND VINES (WHERE REQUIRED). REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS.



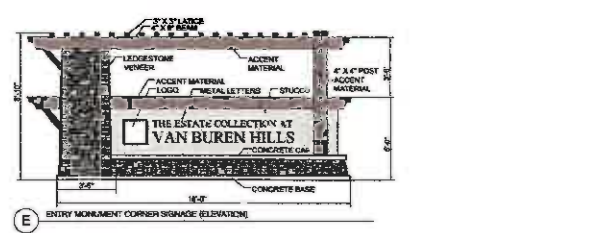
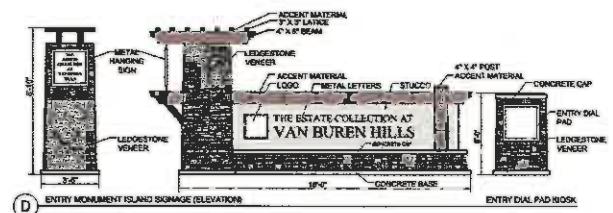
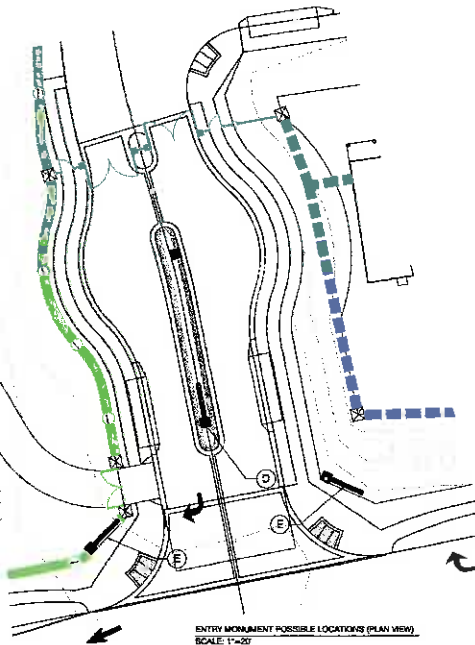
DETENTION BASIN SECTION C-C

N.T.S.
DETENTION BASIN PLANT MATERIAL TO INCLUDE LARGE SCALE TREES AND AN ASSORTMENT OF DROUGHT TOLERANT SHRUBS AND GROUNDCOVER. GROUNDCOVER TO BE PLANTED IN MASSING TO PROTECT THE SLOPE, AND SHRUBS TO BE PLANTED WITH A GENEROUS O.C. SPACING TO REFLEX A NATURAL DESERT-SCAPE DESIGN. REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS.

ALL PLANTS SHALL BE IRRIGATED PER HYDROZONE WATER REQUIREMENTS.

Riverside County Ordinance 588 Landscape Water Use Calculations
Tr. 36813- The Estate Collection at Van Buren Hills

1 Maximum Annual Water Allowance (MAMA)		Grade Slopes and Permeability
INPUT the local water shortage of landscape	0.55	INPUT the local ET ₀ for the area
MAMA =	5,282,216 cu ft/yr	
2 Estimated Annual Water Use (EAUWU)		
3% Hydrozone #1 - 300' Slopes	INPUT Plant Factor = 0.5	
INPUT Net Area of Hydrozone #1	2,000,000	
INPUT Hydrozone irrigation efficiency	0.7	
EAUWU =	1,000,000 cu ft/yr	
4% Hydrozone #2 - 150' Slopes	INPUT Plant Factor = 0.5	
INPUT Net Area of Hydrozone #2	2,000,000	
INPUT Hydrozone irrigation efficiency	0.7	
EAUWU =	1,000,000 cu ft/yr	
Hydrozone #3 - no plant material	INPUT Plant Factor = 0	
INPUT Net Area of Hydrozone #3	0	
INPUT Hydrozone irrigation efficiency	0.7	
EAUWU =	0 cu ft/yr	
Subtotal EAUWU = 1,000,000 cu ft/yr		
Input Irrigation System Operation Factor = 0.85		
Final EAUWU = 1,250,000		
MAMA - EAUWU = 4,032,216 cu ft/yr		
(This number must be positive)		
PERCENTAGE OF WATER SHARED RELATIVE TO WHAT ALLOWED = 9%		



Site Plan Detail Exhibits
Tract 36813
The Estate Collection at Van Buren Hills

Van Buren Blvd, Riverside, California

L-2



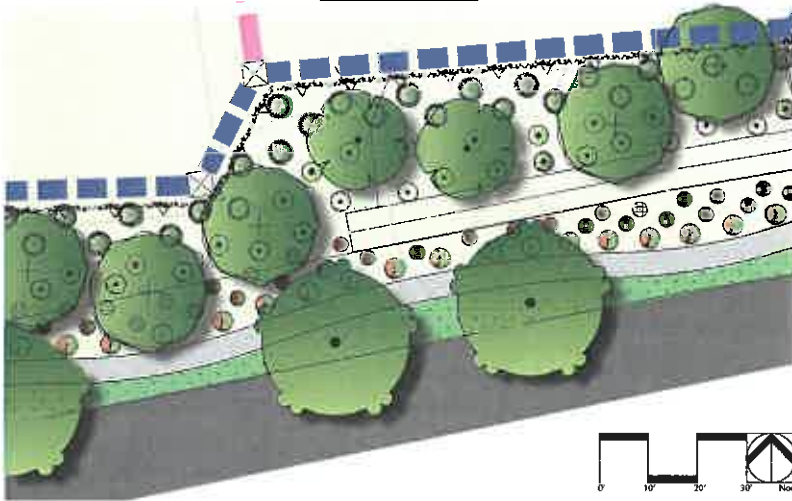
RHA PROJ# 14130
AUGUST 28, 2015



1000 BURNING WOOD
SUITE 200
RIVERSIDE, CALIFORNIA
92504
TEL: (951) 947-1100
FAX: (951) 947-1101

ALL PLANTS SHALL BE IRRIGATED PER HYDROZONE WATER REQUIREMENTS.

VAN BUREN PLANTING



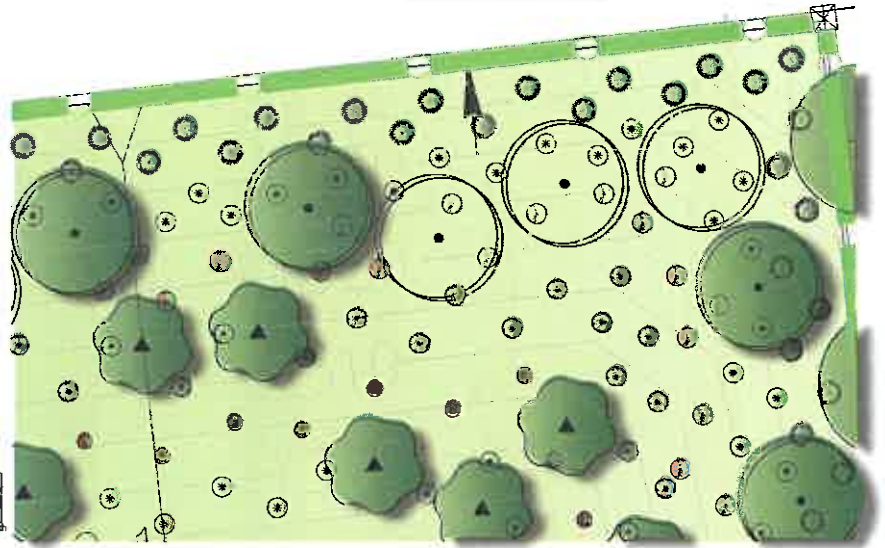
VAN BUREN TYPICAL PALETTE

- GINKGO BILOBA 'SARATOGA' 'MAIDENHAIR TREE'
- LAGERSTROEMIA INDICA 'TUSCARORA' 'GRAPE MYRTLE' MULTI-TRUNK
- PLATANUS RACEMOSA MULTI-TRUNK 'CALIFORNIA SYCAMORE'
- LIGUSTRUM JAPONICUM 'TEXANUM' 'TEXAS PRIVET'
- RHAPHOLEPIS INDICA 'JACK EVANS' 'INDIAN HAWTHORNE'
- PITTOSPORUM TOBIRA 'SHIMA' 'CREAM DE MINT DWARF MOCK ORANGE'
- SALVIA LEUCANTHA 'MEXICAN SAGE'
- BERBERIS THUNBERGII 'CRIMSON PYGMY' 'JAPANESE BARBERRY'
- ACACIA REDOLENS 'LOW BOY' 'LOW BOY ACACIA'
- ROSMARINUS O. 'PROSTRATUS' 'PROSTRATE ROSEMARY'
- PARTHENDOCISSUS TRICUSPIDATA 'BOSTON IVY'

DETENTION BASIN PLANTING

DETENTION BASIN TYPICAL PALETTE

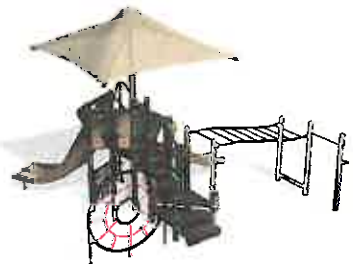
- FICUS LANCEA 'AFRICAN SUMAC'
- GLEDITSIA TRIACANTHOS 'HONEY LOCUST'
- BACCHARIS SARATHROIDES 'DESERT BROOM'
- CISTUS X PURPUREUS 'ORCHID ROCK ROSE'
- MUELENBERGIA CAPILLARIS 'PINK MUFFLY'
- HELICTOTRICHON EMPERVIRENS 'BLUE OAT GRASS'
- MYOPORUM PARVIFOLIUM 'MYOPORUM'





POCKET PARK PALETTE

- STREET TREE- REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN
- FISTACIA CHINENSIS "CHINESE PISTACHE"
- LIQUSTRUM JAPONICUM TEXANUM TEXAS PRIVET
- NANKINIA D. COMPACTA HEAVENLY BAMBOO
- RHAPHIOLEPIS INDICA JACK EVANS INDIAN HAWTHORNE
- PITOSPORUM TOBIRA SHIMA CREAM DE MINT DWARF MOCK ORANGE
- BERBERIS THUNBERGII CRIMSON PYGMY JAPANESE BARBERRY
- CALLISTEMON CITRINUS LITTLE JOHN DWARF BOTTLEBRUSH
- ROSMARINUS O. PROSTRATUS PROSTRATE ROSEMARY
- PARTHENOCESSUS TRICUSPIDATA BOSTON IVY



LANDSCAPE MAINTENANCE:

ALL LANDSCAPE, WITH THE EXCEPTION OF OWNER MAINTAINED LOTS SHALL BE CSA MAINTAINED OR HOA MAINTAINED.

IRRIGATION STATEMENT:

THE PROPOSED IRRIGATION PLAN FOR THIS PROJECT, VAN BUREN HILLS - RIVERSIDE, WILL COMPLY WITH ORDINANCE 889 BY USING AN ET-EFFICIENT (SMART) IRRIGATION CONTROLLER COMBINED WITH A RAIN SENSOR AND FLOW SENSOR. DRIP IRRIGATION WILL BE APPLIED TO ALL SHRUB AREAS TO INCREASE IRRIGATION EFFICIENCY. SOLATION VALVES WILL BE INSTALLED STRATEGICALLY TO ALLOW FOR MORE EFFICIENT SYSTEM MAINTENANCE.

VINE NOTE:
ALL WALLS ABOVE 48" AND EXPOSED TO PUBLIC VIEW SHALL BE PLANTED WITH A (1) GALLON BOSTON IVY PARTHENOCESSUS TRICUSPIDATA AT 10' O.C.

MULCH:
A 3" LAYER OF MULCH WILL BE INSTALLED IN ALL PLANTER AREAS EXCEPT GROUND COVER AREAS WHICH WILL RECEIVE 2" LAYER OF MULCH.
LINEAR ROOT BARRIER:
ALL TREES WITHIN 6' OF HARDSCAPE AND WALLS SHALL HAVE ROOT BARRIERS INSTALLED.

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE 889.3; ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCE BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

ALL PLANTS SHALL BE IRRIGATED PER HYDROZONE WATER REQUIREMENTS.

Riverside County Ordinance 889 Landscape Water Use Calculations			
Tr. 36813- The Estate Collection at Van Buren Hills			
1	Maximum Annual Water Allowance	DEMAND	Pocket Park
	INPUT: net total square footage of landscape =	7,255	sq. ft.
	INPUT: net total sq. ft. to be irrigated =	7,255	sq. ft.
	MAXIMUM =	17,885	gal/yr
2	Equipment Approved Water Use	DEMAND	
40% Hydration #1 - Insect Mosaic	INPUT: Plant Factor =	0.3	
	INPUT: square footage of landscape =	7,255	sq. ft.
	INPUT: Hydration Infiltration =	0.8	in/yr
	OUTPUT =	11,227	gal/yr
40% Hydration #2 - Low Water Use	INPUT: Plant Factor =	0.25	
	INPUT: square footage of landscape =	7,255	sq. ft.
	INPUT: Infiltration Infiltration =	0.8	in/yr
	OUTPUT =	8,100	gal/yr
Hydrozone #3 - no plant material	INPUT: Plant Factor =	0	
	INPUT: square footage of landscape =	0	sq. ft.
	INPUT: Infiltration Infiltration =	0.8	in/yr
	OUTPUT =	0	gal/yr
	Sub Total (EGWU) =	19,327	gal/yr
	Irrigation System Operation Factor =	0.99	
	Total Demand =	19,134	gal/yr
	MAXIMUM =	17,885	gal/yr
	(Use number closest to permit)		
	PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED =	1%	



**Park Plan Enlargement
Tract 36813
The Estate Collection at Van Buren Hills**

Van Buren Blvd, Riverside, California





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR 36813, CZ 7857, and Exception to Ordinance No. 460

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: Deborah Bradford Title: Contract Project Planner Date: August 29, 2017

Applicant/Project Sponsor: Peter Pitassi Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Revised: 08/29/17
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42694 ZCFG6077

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42694
Project Case Type (s) and Number(s): TR36813 and CZ7857
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford, Contract Planner
Telephone Number: (951) 955-6646
Applicant's Name: Peter Pitassi
Applicant's Address: 10621 Civic Center Drive, Rancho Cucamonga, CA 91730

I. PROJECT INFORMATION

Project Description: The proposed project consists of: **Change of Zone No. 7857** to change the project site's Zoning Classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) **to** One-Family Dwelling (R-1) and **Tentative Tract Map No. 36813** a Schedule "B" subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin. An **Exception** to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

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

B. Total Project Area: 38.3 acres

Residential Acres: 38.3	Lots: 38 and four lettered lots.	Units: 38	Projected No. of Residents: 127 ¹
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 273-450-002, 003, 017, 018, and 019

Street References: North of Van Buren Boulevard, east of Pick Place, and west of Whispering Spur Street.

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 27, Township: 3S and Range: 5W

E. Brief description of the existing environmental setting of the project site and its surroundings: The subject property is comprised of approximately 38.3 acres of undeveloped land. Topography of the site is generally hilly with large boulders and rock out croppings. Elevations at the site range from approximately 1,284 to 1,456 feet above mean sea level (msl). Drainage within the subject property generally flows to the west. The site is currently bordered by single family residences and open land. Most of the vegetation on the site consists of sparse to moderate amounts of annual weeds/grasses, along with some scattered trees.

¹ ¹ Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (38 dwelling units) x (3.34 Average Household Size by Area Plan) = 127 persons generated.

COUNTY OF RIVERSIDE

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Environmental Assessment (E.A.) Number: 42694
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Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

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¹ Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (38 dwelling units) x (3.34 Average Household Size by Area Plan) = 127 persons generated.

by single family residences and open land. Most of the vegetation on the site consists of sparse to moderate amounts of annual weeds/grasses, along with some scattered trees.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Lake Mathews/Woodcrest Area Plan of the Riverside County General Plan. The Project site's land use designation is "Rural Community: Very Low Density Residential (RC: VLDR). This land use designation encourages the development of single-family detached residences on large parcels of 1 to 2 acres. The Project site is not located within a policy area. The Project site is located within the Sphere of Influence of the City of Riverside. The Project would be consistent with the City of Riverside sphere of influence policies and land use designation for the site. The Project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** The Project has adequate circulation facilities 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 is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. The proposed Project will impact approximately 0.699 acres of habitat defined as Riverine by the MSHCP and will be required to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing and permanent fencing. Approximately 0.242 acre of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre of impacts to the California Department of Fish and Wildlife jurisdictional areas. Permits/Agreements for activities within the streambed/wetlands will be required as well as Riverside County conditions of approval to ensure consistency with all applicable Multipurpose Open Space policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** With the incorporation of Mitigation Measures such as, the installation of barrier walls, types of windows installed, thickness of doors, roofing, and attic venting requirements will ensure that the development of the site will have less than significant impacts in terms of noise and will meet all applicable Noise Element policies.
6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** The proposed Project includes 0.25 acre park centrally located within the project site for both recreational purposes and promoting a healthy living

environment for its residents by encouraging physical activity. Therefore, the proposed Project will not conflict with the General Plan Healthy Communities policies.

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

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Rural Community: Very Low Density Residential

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Mathews/Woodcrest

2. **Foundation Component(s):** Rural Community

3. **Land Use Designation(s):** Very Low Density Residential

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: R-1-1, R-A-1, and R-A-5

J. Proposed Zoning, if any: R-1

K. Adjacent and Surrounding Zoning: R-1-1 and A-1-1

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input checked="" 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.

Deborah Bradford

Signature

August 28, 2017

Date

Deborah Bradford

Printed Name

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

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is not located within the radius of the Mt. Palomar Observatory that would be subjected to the criteria of Ordinance No. 655 as it pertains to lighting standards. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No Mitigation Required

Monitoring: No Monitoring 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?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-b) According to "Map My County" the Project site is designated as "Other Lands, Urban-Built Up Land". The Project site is zoned Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1) and is not subject to a Williamson Act Contract. No impacts will occur.

c) Directly south of the proposed Project is an area with the zoning classification of Light Agriculture, 1-acre minimum (A-1-1). As a standard condition of approval a note on the Environmental Constraints sheet shall state that specific lots within the Project site are within 300 feet of land zoned for primarily agricultural purposes and was not considered a nuisance prior to development of the site shall then be considered a nuisance after ultimate development of the site occurs. With the incorporation of Condition of Approval 50. PLANNING. 13., impacts will be less than significant.

d) Although the Project site is directly south of property with the zoning classification of Light Agriculture ultimate development of the site will not result in the conversion of farmland to a non-agriculture use in that much of the area's development pattern is transitioning to residential uses. Additionally, the land use designation for this property and property within the vicinity of the Project site is Rural Community: Very Low Density Residential (RC: VLDR) which encourages limited agricultural uses The Project will have no impacts in regards to this issue area in that limited agricultural uses are encouraged.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a). The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed Project will have no impact on land designated as forest land, timberland, or timberland zoned Timberland Production.
- b). According to the Lake Mathews/ Woodcrest Area Plan Land Use Map, the Project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed Project.
- c). The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. The Project will have no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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, Riverside County Transportation Department, Traffic Impact Analysis Preparation Guide, April 2008.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) An Air Quality Analysis was not required for this Project due to its small size. However, to determine air quality impacts Planning Staff reviewed the Air Quality analysis for a recently adopted Mitigated Negative Declaration for a County project on a 45.5 acre site with 138 single-family residential lots proposed. The analysis determined that the project's ultimate construction of the single family residences will be subject to SCAQMD Rule 403 for fugitive dust. Short-term emissions consist of fugitive dust and other particulate matter, as well as exhaust emission generated by construction-related vehicles. The maximum daily emissions for the larger project during construction compared the SCAQMD daily regional thresholds and determined that the project would not exceed any of the short-term thresholds and would have less than significant impacts. No mitigation was required. Because the proposed Project is significantly smaller and with the incorporation of condition of approval 10. BS GRADE. 8 in regards to fugitive dust, impacts will be considered less than significant.

c) The Project site is located within the portion of the South Coast Air Basin designated as a non-attainment area, under state and federal standards for ozone, PM-10, and PM-2.5. (AQMD, p. 2-1). Since the 138 unit project's emissions do not exceed SCAQMD established thresholds of significance as identified their Air Quality Analysis, we can determine that the smaller, proposed Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project's region is non-attainment. Therefore, impacts are less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as 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. While there are some residences nearby, the Project does not include any activities that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) The proposed Project will involve the construction of sensitive receptors (i.e. residences). However, there are currently no substantial point source polluters within a one mile radius of the Project. Therefore, impacts from point source polluters will be less than significant.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the Project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 21), approximately 63 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. However, given that these existing residences are located adjacent to Van Buren Boulevard an Urban Arterial Highway exposure to exhaust from vehicles and trucks occurs on a daily basis. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 Wildlife 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

List of Biological Reports prepared for TR36813 referenced in this section:

Habitat Assessment and MSHCP Consistency Analysis, Report Date: December 13, 2015, Prepared by Gonzales Environmental Consulting, LLC

Burrowing Owl and Nesting Bird Survey, Report Date: July 31, 2014, Prepared by VHBC, Inc.

Jurisdictional Delineation, Report Date: August 22, 2014, Prepared by Gonzales Environmental Consulting, LLC

Determination of Biologically Equivalent or Superior Preservation (DBESP), Report Date: Revised February 10, 2016, Prepared by Gonzales Environmental Consulting, LLC

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

a) The Project site consists of five parcels (APNs 273-450-002, -003, -017, -018, and -019). The Project site is located within the Lake Mathews/Woodcrest Area Plan and is not located within a criteria cell, cell group, subunit, or special linkage area. Therefore, the Project was not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or Joint Project Review (JPR). The Project is required to be consistent with Section 6.0 of the MSHCP. A consistency analysis is provided herein.

MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

The proposed Project will result in unavoidable impacts to 0.699 acre of habitat defined as Riverine by the MSHCP. Impacts will result from pad development and ingress/egress to the Project site. The Project is avoiding impacts to 0.117 acre of riverine habitat.

The DBESP report proposes the purchase of mitigation credits from the Riverside-Corona Resource Conservation District (RCRCD) at a 2:1 ratio for impacts to the 0.699 acre of Riparian habitat. In the event that in-lieu mitigation credits are not available for purchase from the RCRCD at the time of Project implementation, a Habitat Mitigation and Monitoring Plan (HMMP) will be required for site-specific restoration at a 2:1 mitigation to impact ratio. The DBESP report also proposed a deed restriction for the 0.117 acre of riverine habitat proposed for avoidance.

The Project has been conditioned prior to grading permit issuance by the County of Riverside to submit documentation that the appropriate mitigation credits have been purchased in accordance with the DBESP report updated in February 2016 prepared by Gonzales Environmental Consulting, Inc. The condition of approval includes the requirement for a HMMP in the event that in-lieu fee credits are unavailable for purchase from RCRCD.

The Project has been conditioned prior to map recordation by the County of Riverside to prepare an Environmental Constraints Sheet (ECS) to be included with the final map for the Riverine habitat planned for avoidance.

The Project has been conditioned prior to grading permit issuance for the installation of temporary fencing to protect the Riverine habitat planned for avoidance. The Project has also been conditioned prior to building permit issuance for the installation of a permanent fence to protect the Riverine habitat planned for avoidance.

The Project will be consistent with Section 6.1.2 of the MSHCP with adherence to Riverside County Conditions of Approval and with the completion of the required DBESP mitigation.

MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The Project site is not located within a survey area Narrow Endemic Plant Species; therefore, no surveys were required. The Project is consistent with Section 6.1.3 of the MSHCP.

MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

The Project site is not located adjacent to Public/Quasi-Public Conserved Lands or any other conservation area. The closest PQP Conserved Lands are located approximately one mile west of the Project site (Mockingbird Canyon Reservoir). The Project is not subject to the Urban/Wildlands Interface Guidelines. The Project is consistent with Section 6.1.4 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

The Project site is located within the required habitat assessment area for burrowing owl. Burrowing owl habitat assessment surveys and focused surveys were conducted in 2014 in accordance with the MSHCP Burrowing Owl Survey Instructions. Focused surveys were conducted on July 11, 12, 29, 30, and 31, 2014. One burrowing owl was observed on July 31, 2014 perched on a boulder outcrop; however, no active burrows were observed on the Project site. In accordance with MSHCP requirements for burrowing owl, the Project has been conditioned by the County of Riverside for a 30-Day Preconstruction Burrowing Owl Survey prior to grading permit issuance. The proposed Project is consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County Conditions of Approval.

The Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan with adherence to Riverside County conditions of approval. Impacts will be less than significant with adherence to Riverside County conditions of approval and with mitigation incorporated.

b) Stephens' kangaroo rat (*Dipodomys stephensi*), a federal endangered and state threatened species was observed on the Project site by VHBC, Inc. biologists in 2015.

The Stephens' kangaroo rat is relatively widespread throughout the MSHCP Area, but the main blocks of occupied habitat are concentrated in several Core Areas that must be conserved. The Stephens' kangaroo rat also requires species-specific monitoring and management to ensure its long-term viability in the MSHCP Area, including tracking population densities and maintaining sparse, open grassland habitats.

The Long term Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) provides Take Authorization for SKR within its boundaries. The MSHCP will provide Take Authorization for SKR outside the boundaries of the SKR HCP, but within the MSHCP Area boundaries. As set forth in Section 16.2 of the Implementing Agreement (Section 5.0 of the MSHCP, Volume I), the core reserves established by the SKR HCP will be managed as part of the MSHCP Conservation Area consistent with the SKR HCP. The Project site is located within the SKR Fee Area (Ordinance 633.10) and is required to pay a per acre development fee. 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.

Impacts related to endangered or threatened species will be less than significant after the payment of the required development fees.

c) As discussed in part a) herein, the Project site is located within the MSHCP required habitat assessment area for burrowing owl. Burrowing owl habitat assessment surveys and focused surveys were conducted in 2014 in accordance with the MSHCP Burrowing Owl Survey Instructions. Focused surveys were conducted on July 11, 12, 29, 30, and 31, 2014. One burrowing owl was observed on July 31, 2014 perched on a boulder outcrop; however, no active burrows were observed on the Project site. In accordance with MSHCP requirements for burrowing owl, the Project has been conditioned by the County of Riverside for a 30-Day Preconstruction Burrowing Owl Survey prior to grading permit issuance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts to 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 will be less than significant with adherence to Riverside County Conditions of Approval.

d) The Project site is not located within an MSHCP linkage area. The Project site is not located adjacent to an existing core or linkage.

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, the Project has been conditioned by the County of Riverside to conduct a pre-construction nesting bird survey prior to grading permit issuance if grading is planned to take place during the avian nesting season (February 1 through August 31).

Impacts related to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors will be less than significant with adherence to Riverside County conditions of approval.

e-f) As discussed in part a) herein, the proposed Project will result in unavoidable impacts to 0.699 acre of habitat defined as Riverine by the MSHCP Section 6.1.2. Impacts will result from pad development and ingress/egress to the Project site. The Project is avoiding impacts to 0.117 acre of onsite riverine habitat. The Project has been conditioned prior to grading permit issuance by the County of Riverside, as discussed in part a) herein, to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing, and permanent fencing.

The Jurisdiction Delineation prepared for the Project site measured 0.242 acre (4,687.38 linear feet) of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre (4,687.38 linear feet) of impacts to CDFW jurisdictional areas.

Permits/Agreements for activities within the streambed/wetlands will be required by the California Department of Fish and Wildlife U.S. Army Corps of Engineers and California Regional Water Quality Control Board. Impacts will be less than significant with adherence to Riverside County conditions of approval and with the required permits for impacts to state and federal waters.

g) The Project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are present on the Project site. No impacts will occur.

Mitigation: Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

Monitoring: Staff from EPD shall review prior to the issuance of a grading permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. Results of this survey can be found in "PDA05015r3: Cultural resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Blvd. and Pick Place, Woodcrest, Riverside County", dated April 2017 and authored by Archaeological Associates. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed Project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>

Source: Project Application Materials

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there will be impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 Results of this survey can be found in "PDA05015r3: Cultural resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Blvd. and Pick Place, Woodcrest, Riverside County", dated April 2017

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and authored by Archaeological Associates. Although there will be impacts to archaeological resources, these resources were determined to not be significant resources. As such, impacts in this regard will be less than significant.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed Project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the Project site does not include a formal cemetery or any archaeological resources that might contain interred 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the Project property is currently not used for religious or sacred purposes. Therefore, the Project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10) Tribal Cultural Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a. Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

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

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to four requesting tribes on July 13, 2015. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. During consultation, Soboba requested native monitoring of the Project during grading activities as required by condition of approval 10. PLANNING. 21, to ensure that if any resource is uncovered during earthmoving activities the proper protocol will be incorporated. Pechanga told Planning that the Project may fall within a cultural landscape and that the landscape is a Tribal Cultural Resource. CEQA defines the term “tribal cultural resource” and delineates restrictions on the meaning of the term “cultural landscape.” Pursuant to Public Resources Code section 21074(a), “tribal cultural resources” consist of either of the following:

- “(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1”;
- “(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of [Public Resources Code] Section 5024.1.”

Regarding the application of the term “cultural landscape,” Public Resources Code section 21074(b) limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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geographically defined in terms of the size and scope of the landscape.” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources Code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a traditional cultural landscape. Based on the known village name and the Pechanga’s experience with the area, the Pechanga believe this cultural landscape to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a “tribal cultural resource.” Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074 and there is no evidence of any other tribal cultural resource on site, the Project will have no impacts on tribal cultural resources.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project				
11) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
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: GIS database, Geologist Comments, and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a - b) According to the Lake Mathews/ Woodcrest Area Plan and GIS database, there are no active fault zones within or near the Project site. However, the Project site is within the entire Southern California region is subject to secondary effects from earthquakes and the Project site may be subject to seismic ground shaking due to earthquakes. When construction is proposed, the California Building Code requirements pertaining to new development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

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

Monitoring: No Monitoring Required.

12) Liquefaction Potential Zone

a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc. Riverside County General Plan Figure S-3 “Generalized Liquefaction”, and GIS database

Findings of Fact:

a) The Geotechnical Report prepared by Earth – Strata stated that due to the proposed structures being placed on compacted fill and the relatively low groundwater level and the dense nature of the deeper onsite earth materials, the potential for earthquake induced liquefaction and lateral spreading is considered very low to remote. Therefore impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

13) Ground-shaking Zone

a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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), Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) There are no known or potentially active faults that traverse the 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. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impact from seismic ground shaking would be less than significant

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

14) Landslide Risk

a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Preliminary Geotechnical Report stated that the probability of the occurrence of landslides depends upon the severity of the earthquake, distance from faults, topography, the state of subsurface earth materials, groundwater conditions and other factors would determine the occurrence of this type of ground failure. However, due to the subsurface exploration, and laboratory testing all the potential for seismic induced landslides is considered unlikely. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15) Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Preliminary Geotechnical Report explains that the withdrawal of groundwater or oil from sedimentary earth materials can cause the collapse of pore space that was previously occupied by fluid which in turn results in the ground surface to subside resulting in damage to structures. No excessive withdrawal of fluids is planned in the vicinity of the proposed Project; therefore, the potential for subsidence is considered low to remote. Less than significant impacts will occur due to ground subsidence.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16) Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Project site is at an elevation of more than 1,000 feet above mean sea level and is located more than 30 miles inland from the nearest coastline of the Pacific Ocean, the potential to seismically induced flooding due to a tsunamis is considered nonexistent. No enclosed bodies of water lie adjacent to or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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up gradient of the site, the likelihood for induced flooding due to seiche overcoming the dams freeboard is considered nonexistent and the likelihood of a major reservoir or retention system up gradient of the site would be compromised to a point of failure is considered remote. Lastly, no geological hazard will occur due to volcanic activity in that no volcanos exist in Southern California. No impacts will occur onsite due in regards to other geologic hazards.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a-b) The topography of the site is generally hilly with elevations ranging from 1,284 to 1,456 feet above mean sea level (msl). The topography of the site will be changing from that of a natural ungraded site to that of a graded site with building pads. Grading will be in keeping with the natural topography of the site. Cut and fill slopes will not be greater than 2:1 unless otherwise approved as required by condition of approval 10. BS. SAFETY. 9. Therefore, impacts related to these issue areas will be less than significant.

c) Presently, the Project site is vacant and no subsurface sewage disposal systems exists. As proposed the Project site will be served by individual septic systems. To ensure that the placement of these systems are located within an area that has adequate percolation to support these systems the applicant is required to submit a soils percolation report for each individual lot prior to the issuance of building permits. The Project will not result in grading that affects or negates subsurface sewage disposal systems. (COA 10. E HEALTH. 5). Less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

18) Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<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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where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection. Preliminary Geotechnical Interpretive Report, p.16, prepared by Earth – Strata, Inc., June 30, 2014.

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Condition of approval 10. BS GRADE. 7 requires that 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. Condition of approval 60. BS GRADE. 14 requires that the applicant obtain a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Geotechnical Study prepared for the Project site stated preliminary laboratory test results indicated onsite earth materials exhibited an expansion potential of VERY LOW and LOW as classified in accordance with the 2013 CBC Section 1803.5.3 and ASTM D4829-03. The report recommended that additional testing for expansive soil conditions should be conducted upon completion of rough grading. When the testing falls within the VERY LOW category, exhibiting an expansion indices of 20 or less as classified in the CBC, the design of slab on ground foundations are exempt from the procedures outlined in Sections 1808.6.1 or 1808.6.2. When the testing falls within the LOW category which exhibits an expansion indices greater than 20, special design considerations are required in accordance with CBC sections 1808.6.1 or 1808.6.2. With the incorporations of the recommendations in the Geotechnical Study and conditions of approval, impacts related to expansive soil will be less than significant.

c) The proposed Project is for the subdivision of a 38.3 acre site into thirty-eight (38) single-family residential lots. However, future development for the Project area will include on-site septic. To ensure that the Project site has soils that are adequate to support a septic system this Map was conditioned by the Environmental Health Department requiring that the applicant must submit to the Department of Environmental Health for review and approval a detailed soils percolation report specific to each individual lot (COA 10. E HEALTH.5). In addition, all grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

19) Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Implementation of the proposed Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the Project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

20) Wind Erosion and Blowsand from project either on or off site.

a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The Project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). In addition because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (COA.10 BS GRADE. 8.) With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

21) Paleontological Resources

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

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

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

a) 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 impacts to paleontological resources. However, if fossil remains are encountered during site development conditional of approvals shall be complied with to ensure any impacts remain less than significant. (COA 10. PLANNING 16.) This is a standard condition of approval and as such does not qualify as mitigation pursuant to CEQA. The Project will have a less than significant impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Greenhouse Gas Analysis for Tentative Tract Map No. 36813, prepared by Urban Crossroads, Haseeb Qureshi and Stephen Abille, April 16, 2015.

Findings of Fact:

a-b) The proposed Project is to allow for the subdivision of a 38.3-acre lot into 38 single-family residential lots with an overall density of 1 lot per acre. The proposed grading activity will be for the ultimate development of 38 single-family residences. A Greenhouse Gas Analysis was prepared for the proposed Project to evaluate Project related construction and operational emissions to determine the level of greenhouse gas (GHG) impacts as a result of constructing and operating the proposed Project. A screening threshold of 3,500 MTCO₂e per year for residential land uses was applied as an accepted County of Riverside threshold within the South Coast Air Basin and is based on the South Coast Air Quality Management District (SCAQMD) GHG screening threshold for stationary source emissions for non-industrial Project s. Based on this threshold the GHG analysis determined that the Project will result in approximately 731.51 MTCO₂e per year; therefore the proposed Project would not exceed the SCAQMD threshold of 3,500 MTCO₂e per year. Project-related emissions would not have a significant direct or indirect impact on GHG and climate change; therefore, less than significant impacts will occur due to Project implementation.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
23) Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of thirty eight (38) residential lots; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 22a, the Project does not engage in activities with risk of upset. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area and the Project therefore includes adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

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

Monitoring: No Monitoring Required

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

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-c) The proposed Project site is located approximately 7.4 miles west of the March Air Reserve Base within Zone E of the Airport Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017, ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. Given that the proposed Project was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and, with adherence to the conditions recommended by the Airport Land Use Commission (ALUC) Director and incorporated as a standard condition of approval, impacts will be less than significant in regards to these issue areas. (COA 10. PLANNING. 23.)

d) The Project site is not located within the vicinity of a private airstrip or heliport. Accordingly, the proposed Project would not result in a safety hazard for people living or residing in the Project area. No impact would occur.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Required.

25) Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a Local Responsibility Area (LRA) and therefore has the possibility to 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. Because the Project site is located within an LRA Title 14 requirements do not apply. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. These conditions address the location of blue dot reflectors, fire hydrants, construction materials, secondary access, interior sprinkler system, and the Environmental Constraints Map with notations referring to Very High Fire Hazard Area. With these conditions of approval impacts as they relate to this issue area will be less than significant. (COA 10.FIRE. 1, COA. 50. FIRE. 2 and 4, COA 80. FIRE. 1 and 2).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project

26) Water Quality Impacts

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition. Hydrologic and Hydraulic Analysis for Van Buren Hills, July 1, 2016, Prepared by Rick Engineering Company. Preliminary Geotechnical Report, prepared by Earth-Strata, Inc., June 30, 2014. Riverside County Lake Mathews/Woodcrest Area Plan, Figure 10, Special Flood Hazard Areas, and Riverside County General Plan Figure S-9, Special Flood Hazard Areas and Figure S-10, Dan Failure Inundation Zones.

Findings of Fact:

a) The proposed Project is to allow for the subdivision of a 38.3 acre site into 38 single-family residential lots. In addition there will also be a 3-acre bio-retention basin located along the southwest portion of the Project site. Although only a map and change of zone are being considered for approval at this time, single family residences are a use by right in the zone, and ultimate development of the project site will likely be for the construction of 38 single-family residences. The Hydrology report prepared for the Project stated, "In the post- Project condition, the general flow paths of the four drainage patterns throughout the site will be maintained..." Because the natural drainage will be maintained adjacent properties will not be impacted by an increased drainage flow than what is currently existing. Condition of approval 10. TRANS. 4 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by construction of adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. In addition, Condition of Approval 10. TRANS. 5 requires that the land divider accepts and properly disposes of all off-site drainage flowing onto or through the site. Several of the drainage areas on-site are required to obtain permits from the Army Core of Engineers (ACOE), State Department of Fish and Wildlife and the California Regional Water Quality Control Board With these standard conditions of approval and permits from outside agencies impacts in regards to the alteration of the course of a stream or river causes substantial damage to properties on or off-site will be less than significant.

b) As stated above, when grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration; however, localized groundwater could be encountered during grading activities and recommended subdrain systems be installed in all canyon areas, buttresses, fill over cut slopes,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or stabilization fills. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 25a. and b., the Condition of Approval 10. TRANS 4 and 5 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. Condition of approval 10. FLOOD RI. 3 requires that storm flow be contained within the curb or right-of-way dependent upon type of storm. If the criteria is exceeded additional facilities will be required to be installed. Development of this site would impact downstream property owners by increasing the rate and volume of flood flows. As a part of this Project the applicant is proposing that a 3-acre bio-retention basin be constructed along the southwestern portion of the site to ensure impacts to these properties are not increased due to Project implementation. Condition of approval 10 FLOOD RI. 12 requires that final design of the basin be determined at the improvement plan stage of this development and condition of approval 10. FLOOD RI. 13., requires that the basin and outlet structures must be capable of passing the 100-year storm without damage to the facility. Therefore, with the incorporation of the proposed mitigation measures the Project would not exceed the capacity of existing or planned stormwater drainage systems and therefore, impacts will be less than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

e-f) As indicated in the Lake Mathews/Woodcrest Area Plan Figure 10 Special Flood Hazards Area, the Project is not located in an area with the potential for flood hazards. The Project site is located within FEMA Flood Zone "X" unshaded which means that in terms of flood insurance it is available but is not required by regulation in these zones. Property could be subjected to damage by severe storms due to failure of local drainage system. However, as noted above condition of approval 10. FLOOD R1. 3, 12 and 13 requires that infrastructure is installed to ensure that flood flows are contained and do not impact downstream properties. In addition, the installation of the bio-retention basin will also ensure that storm waters are retained on site on would not result in damage to properties on or off-site. Therefore, impacts will be less than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

g) The proposed Project is to allow for the subdivision of a 38.3 acre lot into 38 single-family residential lots with an overall density of 1 acre lots. Ultimate development will be for the construction of 38 single-family residences. Because the development of the Project site will result in the soil disturbance of more than one acre, a SWPPP will be required (COA. 60. BS. GRADE. 1) and the incorporation of BMP's will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. Conditions of approval 10. TRANS. 4 and 5 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed Project will not substantially degrade water quality. Therefore, there would be a less than significant impact.

h) Future development of this Project site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, a 3-acre bio- retention basin will be constructed to ensure that properties off-site will not be impacted. As well as Condition of Approval 10. TRANS. 4 which requires the land divider to protect downstream properties from damages caused by the alteration of the drainage patterns by construction of adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. Therefore, impacts will be less

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Mitigation: The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Monitoring: The Project monitoring will be administered through the Riverside County Flood Control and Water Conservation District.

27) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a-b) The proposed Project is to allow for the subdivision of a 38.3 acre lot into thirty eight (38) single-family residential lots. Future development will ultimately result in the construction of 38 single-family residences. A Jurisdictional Delineation Report, dated August 22, 2014 was prepared for the Project site which found that several drainage courses exist on-site and are under the jurisdiction of the Army Core of Engineers (ACOE), the California Department of Fish and Wildlife and the California Regional Water Quality Control Board. The Project will result in an alteration to these existing drainage courses and result in an increase to surface run-off and change in absorption rates; however, with the incorporation of conditions of approval and mitigation and the construction of the bio-retention basin impacts associated with this issue area will be less than significant. (COA 10. FLOOD RI. 3, 4, 12, 13, and 18, COA 10. TRANS. 4 and 5, COA 50. FLOOD RI. 12, COA 60. BS. GRADE 15, 60. EPD. 3 and 60. FLOOD RI. 10)

c) According to the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed Project will not change the amount of surface water in any water body, in that the closest body of water is Lake Mathews located approximately 3 miles southwest from the Project site and storm waters will be diverted to the bio-retention basin on site. No impact will occur.

Mitigation: The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Monitoring: Riverside County Flood Control and Water Conservation District.

LAND USE/PLANNING Would the project

28) Land Use

a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed Project site is currently vacant land. The Project site has an existing General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR). The development pattern and surrounding land use designations are consistent with the proposed development of the Project site with single-family residential dwelling units. Therefore, impacts are less than significant.

b) The proposed Project site is located within the City Sphere of Influence of City of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The applicant met with City Staff to discuss the proposed Project and its relationship with the City's General Plan and Zoning Ordinance. The City of Riverside's land use designation for the project site is Hillside Residential (HR) which allows for 0.50 dwelling units per acre. The proposed project with an overall density of one dwelling unit per acre would not result in an inconsistency with the City's land use designation. (City of Riverside Land Use and Urban Design Element pg. LU. 134 No further discussion was warranted. Therefore, impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

29) Planning

a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The Project site is currently zoned Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1). Although the proposed Project is not consistent with these zoning classifications, Change of Zone No. 7857 proposes to change the zoning to One-Family Dwelling (R-1). Upon approval of the zone Change, the proposed Project will be consistent with the new zoning classification and its development standards. Therefore, no impacts will occur.

b) Properties to the north are zoned Residential Agricultural, 5-acre minimum (R-A-5), to the east and west One-Family Dwellings, 1-acre minimum (R-1-1), and to the south, Light Agriculture, 1-acre minimum (A-1-1). The proposed Project's change of zone will be compatible with the density and residential uses in the Project area. Impacts will be less than significant.

c) Existing land uses surrounding the Project site to the east, west and south are residential uses. The General Plan's land use designation for this Project area is for single-family detached residential development on large parcels of 1-2 acres. Future development of 38 single-family residences on the 38.3 acre site will be compatible with existing and future land uses in the area. The proposed Project will have less than significant impacts.

d) The proposed project is to allow for the subdivision of a 38.3-acre site into 38 single family residential lots, a density of one dwelling unit per acre. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation, which encourages detached single family residences on large parcels of 1 to 2 acres. Although all the proposed lots are not one-acre in size, the lots range in size from minimum of 0.5 acres to 2.5 acres and will be developed with single-family residential units. The Project site will have larger lots along the east, west and northern portions of the site. Interior lots will be smaller. However, with the incorporation of the required setbacks and the open-space areas located around the perimeter of the site, the project area will be compatible with the development pattern within the vicinity of the site. The Land Use Element Table LU-4 footnote 3, encourages clustering in all residential designations as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The project site has a ratio of 38-acres/38 dwelling units. Therefore, with the clustering of the lots, the Project is consistent with this land use designation and applicable policies of the General Plan. No impact will occur.

e) The proposed Project will not disrupt or divide the physical arrangement of an establish community. Therefore, there will be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
30) Mineral Resources				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
31) Airport Noise				
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

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

a) The proposed Project site is located approximately 7.5 miles west of March Air Reserve Base and is located within Zone E of the Airport Compatibility Plan. The noise impact in this zone is listed as low and is beyond the 55-CNEL contour. Occasional overflights may be intrusive to some outdoor activities. However, given that the Project site is adjacent to Van Buren Boulevard an 'Urban Arterial Highway' noise impacts due to the airport will be negligible in comparison to vehicular traffic. In addition, mitigation measures as they relate to interior noise will require noise attenuation measures to ensure that noise levels will be less than significant..

b) The proposed Project site is not located within the vicinity of a private airstrip resulting in the exposure of people residing or working in the area to excessive noise levels. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32) Railroad Noise

NA A B C D

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

Findings of Fact:

The Project site is not located in the vicinity of any railroads. Therefore, there would be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

33) Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Interstate 215 is located approximately 7 miles east of the Project site and State Route 91 is located approximately 4 miles north of the Project site. The Noise Impact Analysis (NIA) prepared by Urban Crossroads for the proposed Project identifies that the principal sources of noise that will impact the Project site is vehicle noise from Van Buren Boulevard, located adjacent to the project site. The Project will also experience some background traffic noise impacts from the Project's internal roads, however due to the distance, topography and low traffic volume/speeds, traffic noise from these roads will not make a significant contribution to the noise environment. The NIA determined that Lots 1 and 22 would need the construction of a 4-foot high noise barrier, an 8-foot high noise barrier for Lot 23 and 7-foot high noise barriers for lots 24, 25, and 26 to reduce the exterior noise from 61.5 to 64.7 dBA CNEL. In addition to satisfy the County of Riverside 45 dBA CNEL interior noise level criteria the interior noise mitigation measures described below are required. With incorporation of these mitigation measures, impacts will be less than significant.

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

Exterior Noise Mitigation

Noise barriers:

The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:

- Lots 22: **4 foot high barrier**
- Lot 24, 25, and 26: **7 foot high barrier**
- Lot 23: **8 foot high barrier** The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

- Masonry block
- Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earth berm
- Any combination of these materials

Interior noise mitigation:

1. Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.

Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.

2. Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

3. Walls: At any penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

4. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

5. Attic: Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.

6. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.

Monitoring: Department of Building and Safety

34) Other Noise								
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:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

35) Noise Effects on or by the Project								
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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) A Noise Impact Analysis (NIA) was prepared by Urban Crossroads dated March 3, 2015 for the proposed Project to determine potential impacts. The following discussion summarizes the information found in the NIA as a result of the proposed Project. The primary source of noise impacts to the Project site will be traffic noise from Van Buren Boulevard. The Project will also experience some background traffic noise impacts from the Project’s internal streets. However, due to the distance, topography and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment.

The NIA indicates that the unmitigated exterior noise levels at residential lots and adjacent to Van Buren Boulevard will range from 68.1 to 76.6 dBA CNEL; which exceeds the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use. Unmitigated Interior noise levels at the first floor building façade on lots adjacent to Van Buren Boulevard will range from 62.9 to 66.7 dBA CNEL and on the second floor will range from 67.8 to 76.0 dBA CNEL ; both of which exceed the County of Riverside’s 45 dBA CNEL interior noise level standard for residential use. However, with implementation of mitigation measures as noted above, impacts related to noise will be reduced to a level of less than significant within the acceptable County standard for exterior and interior residential noise levels. (COA. 10. PLANNING 23.)

b) During the construction phase, the proposed Project may have temporary or periodic increases in ambient noise levels. However, Riverside Ordinance 457 establishes that whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. The Project will be required to comply with Ordinance 457; thus, limiting temporary construction impacts. Therefore, impacts are less than significant.

c) As stated above in a) the proposed Project will result in the exposure of people to noise in excess of the allowable standards of the General Plan. However, with the incorporation of the proposed mitigation measures impacts as they relate to noise will be considered less than significant. (COA. 10. PLANNING 23.)

d) The Project site operations will not generate excessive groundborne vibrations or groundborne noise levels during normal operations. Groundborne vibrations may be generated infrequently by use of heavy construction machinery. However, this type of noise would be temporary and infrequent. Therefore, impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

POPULATION AND HOUSING Would the project				
36) Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project will result in the construction of approximately 38 dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The Project will have no impact

c) The Project is for the subdivision of a 38.3 acre site. The Project site is comprised of vacant land, no structures exist on site. Therefore the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Project will have no impact.

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

e-f) The proposed Project will construct a total of 38 dwelling units generating a total of approximately 127 persons. Given that the land use designation for the Project site is for Very Low Density Residential, 1 to 2 acre lots, the projected population growth for this Project is consistent with the General Plan. Infrastructure improvements will be provided on-site, the bio-retention basin and off-site to ensure properties downstream of storm flows will not be damaged by an increase in storm water runoff. Van Buren Boulevard serves the Project site. Improvements such as curb and sidewalk will be required; however no expansion or extension of the roadway will occur. Impacts related to inducing population growth are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

37) Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

38) Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

39) Schools

Source: Riverside Unified School District., GIS database

Findings of Fact:

The public schools serving the Project site would be Woodcrest Elementary school located approximately 1.7 miles from the Project site, Frank Augustus Miller Middle school located approximately 2.7 miles from the Project site and Ramona High School located approximately 6 miles from the Project site. Due to its small size, the Project would not require the development of additional schools. In addition the applicant will be required to pay the school district mitigation fees. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

40) Libraries

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

Findings of Fact:

The closest public library is the Woodcrest Community Library which is located approximately 1.6 miles east of the Project site. This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval (COA 10. PLANNING 9.) and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

41) Health Services

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

Findings of Fact:

The proposed Project will not cause an impact on health services. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

RECREATION

42) Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project will include a small tot lot with playground equipment and will serve the children of the neighborhood. The tot lot will be located directly south of Street 'D' and will be comprised of approximately .25 acres. Based on Ordinance 460, Section 10.35 Park and Recreation Fees and Dedications the dedication of land or fees shall be provided when land that is proposing to be subdivided is for residential uses. For the purposes of identifying the amount of park acreage required to serve the proposed Project, Section 10.35 (H) (b) of Ordinance No. 460 requires the use of the rate of 2.59 persons per dwelling unit with attached garages. The resulting estimate of 98 persons equates to the need to provide 0.5 acres of neighborhood or community park or the payment of fees. With the incorporation of Conditions of Approval 50. PLAN. 8 and 90. PLAN. 3., impacts will be less than significant.

b) As previously addressed, one tot lot will be provided within the Project scope. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities. Therefore, less than significant impacts will occur.

c) The applicant has requested to be annexed into Community Service Area 132 for, row landscaping, basin maintenance and street lights. Condition of Approval 50. PLAN. 7 requires that prior to recordation of the Map the applicant submit written proof that the annexation has occurred. Less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

43) Recreational Trails

Source: Riverside County General Plan, Lake Mathews/Woodcrest Area Plan, Figure 8 – Trails and Bikeway Systems.

Findings of Fact:

There are no designated General Plan trails located on the Project site. A designated Regional Trail is located along Mockingbird Canyon Road approximately 3,000 feet from the Project site. Therefore, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRANSPORTATION/TRAFFIC Would the project

44) 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of thirty-eight (38) single-family residential structures will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. In addition, Condition of Approval 10. TRANS. 3 states that the 38 residential lot subdivision will not require a Traffic Study. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours of 4:00 p.m. – 6:00 p.m. Typically 100 peak trips would trigger the need for a traffic study. Full build-out of the map with residential housing would result in 38 vehicle trips during the peak hours. Therefore, any impacts would be less than significant.

b) The proposed Project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) Future development of the Project site will not 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 nor will it alter waterborne, rail or air traffic. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed Project will ultimately allow for the construction of 38 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. In addition, the project is required to have secondary emergency access available due to the Project site being located within a Very High Fire Hazardous Area. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval 50. FIRE 4

i) The Project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required.

b) **Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

According to the Lake Mathews/Woodcrest Area Plan, the Project site is not located near any bike trails. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

UTILITY AND SERVICE SYSTEMS Would the project
 45) **Water**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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 proposed Project is to allow for the subdivision of a 38.3 acre site into thirty eight (38) lots with an overall density of one lot per acre. Ultimate development of the site will likely result in the construction of 38 single family residences. As stated in a letter from Western Municipal Water District on February 19, 2015, Western would be the public water supplier for the Proposed Project, contingent upon the satisfaction of certain conditions as they pertain to obtaining all the necessary permits and approvals for the proposed development, the payment of connection fees, and compliance with Western's Rules and Regulations. Condition of approval 10. E. HEALTH 7, states that it is the responsibility of the developer to ensure that all the requirements of Western Municipal Water District are met and condition of approval 10. E. HEALTH 8, requires that the applicant obtain final approval from the Santa Ana Regional Water Quality Basin prior to any development for this Project. Riverside County Department of Environmental Health has reviewed and conditionally approved this Project and requires that their approval is required prior to issuance of building permits and final building inspection. Less than significant impacts will occur in regards to these issue areas.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46) Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<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 proposed Project will result in the subdivision of 38.3 acres into thirty-eight (38) single-family residential lots. The Project site is located in an area primarily development with single-family residences on one acre or greater lots. Each lot in the proposed subdivision will be served by individual septic systems. The Environmental Health Department has accepted the preliminary onsite wastewater feasibility report from Earth-Strata; however upon building permit submittal a detailed soil percolation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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report for each lot is required as stated in condition of approval 10. E. HEALTH 5. The construction of the septic systems will comply with all existing regulations and will not cause significant environmental effects. In addition the applicant will be required prior to the issuance of building permits to submit plans showing the proposed subsurface sewage disposal system and 100% expansion area. (COA: 80.E HEALTH.2). Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

47) Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b). The Project will be served by Riverside County Waste Management. The development will comply with federal, state, and local statutes and regulations related to solid wastes. Conditions of approval 50. E. HEALTH 1, requires that prior to map recordation documentation from the approved waste hauler for the proposed Project be provided. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) and condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

48) Utilities

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

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

Source: Project Materials

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

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Southern California Edison, AT&T, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this Project. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

49) Energy Conservation

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

Source:

Findings of Fact:

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. With the incorporation of Mitigation Measures related to these issue areas impacts will be reduced to a level of less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: The Project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this EA and the EIR prepared for the General Plan. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation and conditions of approval. Therefore, less than significant cumulative impacts will occur due to ultimate development of the Project site.

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

Source: Staff review, Project application

Findings of Fact: As demonstrated above, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 8/29/2017 11:11 AM

**COUNTY OF RIVERSIDE
FILE NO(S).
MITIGATION, MONITORING, AND REPORTING PROGRAM**

Mitigation measures were incorporated into this project to reduce potential environmental impacts as identified in Environmental Assessment No. 42694, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of this project site will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
7. Biological Resources	Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.	Prior to grading permit issuance	EPD	Documentation that the appropriate mitigation credits have been purchased.
26. Hydrology	The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in	General, on-going	Project Proponent and Riverside	Installation of the 3-acre bio-retention basin.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
and Water Quality	Conditions of Approval 10. FLOOD RI. 12 and 13.	operational requirements.	County Flood Control and Water Conservation District.	
33. Highway Noise	<p>Exterior Noise Mitigation The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:</p> <ul style="list-style-type: none"> • Lots 22: 4 foot high barrier • Lot 24, 25, and 26: 7 foot high barrier • Lot 23: 8 foot high barrier <p>The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.</p> <p>The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.</p> <p>Barrier may be constructed using one of the following:</p> <ul style="list-style-type: none"> • Masonry block • Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot. • Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot • Earth berm • Any combination of these materials 	Prior to Issuance of Building Permits for the Noise Study. Completion of the Noise Barriers prior to finalization of building permits.	Department of Building and Safety and Department of Env. Health	Submittal of Noise Study to Env. Health and finalization of building permits.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<p>Interior noise mitigation:</p> <p>7. <u>Windows:</u> All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.</p> <p>Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.</p> <p>8. <u>Doors:</u> All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.</p> <p>9. <u>Walls:</u> At any penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.</p> <p>10. <u>Roof:</u> Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</p> <p>11. <u>Attic:</u> Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.</p> <p>12. <u>Ventilation:</u> Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive</p>			

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<p>circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.</p> <p>A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.</p>			

TRACT MAP Tract #: TR36813

Parcel: 273-450-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for the subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a park, emergency secondary access, and a water quality detention basin. An exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

As a part of this subdivision a change of zone has been adopted to revise the project site's zoning classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) to One-Family Dwelling (R-1).

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

TRACT MAP Tract #: TR36813

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10. GENERAL CONDITIONS

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

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

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36813 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36813 dated June 14, 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 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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12:15

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 . MAP - 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 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.

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Noise Study: Tentative Tract Map No. 36813, Preliminary Noise Impact Analysis, County of Riverside, March, 3, 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36813 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 13, 2015 c/o Steve Uhlman.

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

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. 5 MAP - USE OF ONSITE SYSTEMS RECOMMND

he Department of Environmental Health (DEH) will accept for review the proposed use of Onsite Wastewater Treatment System (s) (OWTS) fo Tentative Tract Map/ Tentative Parcel Map#36813 based on preliminary onsite wastewater feasibility report dated June 24,

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12:15

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10. GENERAL CONDITIONS

10.E HEALTH. 5 MAP - USE OF ONSITE SYSTEMS (cont.) RECOMMND

2015 by Earth Strata, Inc. Upon building submittal, applicant must submit to DEH for review and approval, a detailed soils percolation report specific to each individual lot along with three copies of detailed contoured plot plans, wet stamped and signed by Professional of record drawn to scale (1"=10' to 1"=40') showing the location of all applicable detail as required in the DEH technical manual. If grading is proposed, applicant must show all pertinent detail on scaled precise grading plans wet stamped by the professional of record.

10.E HEALTH. 7 USE - POTABLE WATER SERVICE RECOMMND

TR36813 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

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

10.E HEALTH. 8 USE - SARWQCB CLEARANCE RECOMMND

The Santa Ana Regional Water Quality Control Board (SARWQCB) has granted preliminary clearance for the entitlement of TR36813. Based on the letter written by Susan Beeson on September 29, 2015, in order to obtain final approval from the SARWQCB, additional items must be submitted to them for consideration. A final approval from the SARWQCB will be required prior to any development for this project.

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.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 544-563-197

Tract Map 36813 is a proposal for a Schedule B subdivision to subdivide 38.3 acres into residential lots in the Woodcrest area. The site is located the north side of Van Buren Boulevard, approximately 500 feet west of Whispering Spur Drive. Change of Zone 07857, which proposes to change the current zoning of the site from One-Family Dwellings 1-Acre Minimum (R-1-1), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 5-Acre Minimum (R-A-5) to One Family Dwellings 1/2-Acre Minimum (R-1-1/2), One Family Dwellings 1-Acre Minimum (R-1-1), and One Family Dwellings 2-Acre Minimum (R-1-2) is being processed concurrently.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A watercourse with a tributary drainage area of approximately 7 acres enters the site at the northeast corner in the proximity of Lot 11. This watercourse traverses the length of the site and exits at the southwest corner with the bulk of the onsite flows. Another watercourse with a tributary drainage area of 15 acres traverses the southeast corner of the site in the proximity of Lot 22. The northern portion of the site naturally drains to the northwest corner while the southeast corner drains to the south. The bulk of the site drains to the southwest corner of the site.

Offsite stormwater runoff tributary to the northeast and southeast corners of the site are collected in concrete swales contained within an easement/open space lot that is maintained by the Home Owners Association. The pad elevations for Lots 10, 11, 22 and 23 are shown to be a minimum of 1 foot above the water surface elevation for the swales (shown in cross sections B and G).

The developer is proposing to grade the site to collect all of the onsite stormwater runoff and convey it to the mitigation/bio-retention basin. This is a diversion of drainage areas and stormwater runoff with appropriate mitigation measures to offset any impacts to downstream property owners. Mitigation for any approved diversions shall be for the 100-year storm event in addition to the Increased Runoff Criteria. The basin has been sized for water quality mitigation and flowrate attenuation. All

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Outlet points will be designed to discharge stormwater runoff in a manner that post-developed flowrates are reduced to the same as or less than the pre-developed flowrates. Additionally, a drainage easement shall be obtained from the affected downstream property owner(s) for the release of concentrated storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval prior to the issuance of any permits for the project.

In the event this drainage easement cannot be obtained from the affected property owner(s), then the alignment for the basin outlet shall be redesigned to have a direct connection to the culvert downstream within the road right-of-way and these drainage improvements must be reviewed and approved by the Transportation Department. The Transportation Department has given a conceptual approval for this basin outlet alternative.

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

10.FLOOD RI. 2

MAP MOCKINGBIRD FEE

RECOMMND

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

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10. GENERAL CONDITIONS

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

Developer and the County to this effect has been executed concurrent with the Board of Supervisors approval of this project. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

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

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

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

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

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead

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10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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

RECOMMND

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM. (cont.) RECOMMND

WQMP.

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

10.FLOOD RI. 20 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County to this effect has been executed. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP- MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation 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.

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10. GENERAL CONDITIONS

10.PLANNING. 6 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. 7 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

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

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback on interior lots shall not be less than ten percent of the width of the lot, but not less than three feet in any event, and need not exceed a width of five feet.
- d. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.
- e. The rear yard setback shall not be less than ten feet.
- f. The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
- g. The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- h. The maximum height of any building shall not exceed three stories, with a maximum height of 40 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

i. The minimum lot size is 20,034 square feet for lot No. 31 and the maximum lot size is 109,898 square feet for lot No. 11.

j. No more than 50% of the lot shall be covered by structure.

k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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

10.PLANNING. 11 MAP- REQUIRED MINOR PLANS RECOMMND

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

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

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

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

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

[5. Each phase shall have a separate wall and fencing plan.]

[6. Entry monument and gate entry plan.]

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

10.PLANNING. 12 MAP - DESIGN GUIDELINES RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 16 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

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 18 MAP- GEO02446

RECOMMND

County Geologic Report (GEO) No. 2446, submitted for this project (TR36813) was prepared by Earth-Strata Inc.:
"Preliminary Geotechnical Interpretive Report Proposed Van Buren Hills Residential Development, Assessor's Parcel Numbers 273-450-2, 273-450-3, 273-450-18 and 273-450-19, Located on the North of Van Buren Boulevard and West of

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP- GEO02446 (cont.)

RECOMMND

Whispering Spur Street, Riverside Area, Riverside County, California", dated June 30, 2014.

GEO02446 concluded:

- 1.No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.Different types of ground failure, which include landslides, ground lurching, shallow ground rupture and liquefaction/lateral spreading are considered unlikely.
- 3.The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote.
- 4.The potential for subsidence is considered low to remote.
- 5.The potential for seismically induced flooding due to a tsunamis is considered nonexistent.
- 6.The likelihood for induced flooding due to a seiche is considered nonexistent.

GEO 02446 recommended:

- 1.Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded.
- 2.Sub-drain systems should be installed in all canyon areas, buttresses, fill over cut slopes, and/or stabilization fills.

GEO No. 2446 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2446 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. 19

MAP - PDA4973R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4973r1 submitted for this project (TR36813) was prepared by Archaeological Associates and is entitled: "_Proposal to conduct Phase II Archaeological Significance Evaluations for the 30.01 acre

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - PDA4973R1 ACCEPTED (cont.) RECOMMND

Van Buren Hills project northeast of the intersection of Van Buren and Pick Place, Woodcrest, Riverside County," dated March 23.
This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 20 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:
a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
i) A County Official is contacted.
ii) The County Coroner is contacted to determine that no 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 48 hours after being notified by the commission.
(1) The MLD identified fails to make a recommendation; or

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 21 UNANTICIPATED RESOURCES RECOMMND

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

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

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist 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 County Archaeologist, 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. 22 MAP - PDA05015R3 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 5015R3 submitted for this project (TR36813) was prepared by Robert White of Archaeological Associates and is entitled: "Cultural Resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Boulevard and Pick Place, Woodcrest, Riverside County", dated April 2017.

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - PDA05015R3 ACCEPTED (cont.)

RECOMMND

PDA05013r3concludes: Twelve sites were recorded and tested for evaluation purposes. None of the sites were determined to be eligible for the California Register and thus are not significant.

PDA05013r3 recommends:

- (1) Cultural and Native American monitoring during ground disturbing activities.
- (2) ESA fencing around features at sites 1, 2, 3a, 3b, 4.
- (3) Attempt to relocate features 11a, 8, 6a.
- (4) Residue analysis on a sample of the features that will be destroyed.

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

10.PLANNING. 23 MAP - ALUC Conditions

RECOMMND

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach towards a landing at an airport.

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal and incinerators.)

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

3. A notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon that the Project site is located within the vicinity of an Airport and inconveniences may occur such as, noise, vibrations and odors.

4. Any new aboveground detention or water quality basins

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - ALUC Conditions (cont.)

RECOMMND

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

10.PLANNING. 24 MAP - MITIGATION MONITOR PROG

RECOMMND

Biological Resources - MITIGATION MEASURE - Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

IMPLEMENTING/TIMING - Prior to issuance of a grading permit.

RESPONSIBLE PARTY - EPD

MONITORING/REPORTING METHOD - Documentation that the appropriate mitigation credits have been purchased.

Hydrology and Water Quality - MITIGATION MEASURE - The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

IMPLEMENTATION TIMINIG- General, on-going operational requirements.

RESPONSIBLE PARTY - Project Proponent and Riverside County Flood Control and Water Conservation District.

MONITORING/REPORT MEDTHOD - Installation of the 3-acre bio-retention basin.

Highway Noise - MITIGATION MEASURE-
Exterior Noise Mitigation

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10. GENERAL CONDITIONS

10.PLANNING. 24

MAP - MITIGATION MONITOR PROG (cont.)

RECOMMND

The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:

"Lots 22: 4 foot high barrier

"Lot 24, 25, and 26: 7 foot high barrier

"Lot 23: 8 foot high barrier

The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

"Masonry block

"Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.

"Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot

"Earth berm

"Any combination of these materials

Interior noise mitigation:

7.Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.

Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.

8.Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

9.Walls: At any penetration of exterior walls by pipes,

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10.PLANNING. 24 MAP - MITIGATION MONITOR PROG (cont.) (cont.)RECOMMND

ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

10.Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

11.Attic: Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.

12.Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.

IMPLEMENTATION TIMING - Prior to Issuance of Building Permits for the Noise Study. Completion of the Noise Barriers prior to finalization of building permits.

RESPONSIBLE PARTY - Department of Building and Safety and Department of Env. Health

MONITORING/REPORTING METHOD -Submittal of Noise Study to Env. Health and finalization of building permits.

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10. GENERAL 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.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities providing mitigation to ensure that any concentrated outflow is less than or equal to the existing concentrated outflow in accordance with the final drainage study 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

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10. GENERAL CONDITIONS

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

ENCROACHMENTS BY LANDFILLS ARE ALLOWED".

The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

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

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

10.TRANS. 7 MAP-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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10. GENERAL CONDITIONS

10.TRANS. 8 MAP- 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. 9 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.

Prior to the installation or rehabilitation of 500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS

RECOMMND

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

10.WASTE. 3 MAP - LANDSCAPE PRACTICES

RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE

RECOMMND

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

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - SOLID WASTE SERVICE

RECOMMND

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

50.E HEALTH. 2 MAP - WATER WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water service for this project, PRIOR TO MAP RECORDATION.

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 3 MAP - RWQCB OK

RECOMMND

A clearance letter from ~~the~~ Santa Ana Regional Water Quality Control Board is required.

EPD DEPARTMENT

50.EPD. 1 MAP - ECS

RECOMMND

9/28/17 FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to final map recordation an Environmental Constraints Sheet shall be prepared and included with the final map.

The constrained areas will conform to the areas mapped as "Preserved Drainage Area," and are outside the mapped "Project Footprint" on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation TR36813," Dated July 21, 2015 updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riverine) on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division.

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

"No disturbances may occur within the boundaries of the of the constraint areas."

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

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

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

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.. 2 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 a Very High Fire Hazard Severity Zone in the Local Responsibility Area. Building setbacks and vegetation management plan shall be in accordance with the California Government Code and Public Resources Code. Buildings constructed on lots created by this land division shall comply with the special construction requirements of the California Building Code.

50.FIRE. 4 MAP-#47-SECONDARY ACCESS RECOMMND

The secondary access design shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. The Lot D interface with Van Buren Blvd will be subject to the Transportation and Fire Departments' reviews and approvals.

50.FIRE. 5 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; contain 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, a copy shall be provided to the Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 11 MAP MOCKINGBIRD FEE RECOMMND

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

50.FLOOD RI. 12 MAP DRAINAGE EASEMENT RECOMMND

A drainage easement shall be obtained from the affected property owner(s) downstream for the release of concentrated and/or diverted storm flows. Document(s) shall be recorded and a copy of the recorded drainage easement shall be submitted to the District for review and approval prior to recordation of the final map or issuance of any permits for the project. In the event this drainage easement cannot be obtained from the affected property owner(s), then the alignment for the basin outlet shall be redesigned to have a direct connection to the culvert downstream within the road right-of-way and these drainage improvements must be reviewed and approved by the Transportation Department. The Transportation Department has given a conceptual approval for this basin outlet

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP DRAINAGE EASEMENT (cont.) RECOMMND
alternative.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST RECOMMND

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

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

B. All lots on the FINAL MAP shall conform to the lot sizes as shown on the approved TENTATIVE MAP.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as provided in Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7857 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

50.PLANNING. 5 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

50.PLANNING. 7 MAP- ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 132.

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

If a district, agency or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Quimby Fee authorization organization which demonstrates satisfaction of the County that the land divider has provided payments of park & recreation fees and or dedication of land for TENTATIVE MAP in accordance with County Ordinance No. 460. If no such authorization is in effect at map recordation this condition shall not apply.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

MAP- ECS NOTE RIGHT-TO-FARM

RECOMMND

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

"Lot Nos.23, 24, 25 and 26, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

50.PLANNING. 17

MAP - ECS NOTE MAP CONSTRAINT

DRAFT

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT (cont.) DRAFT
 " Environmental Constraints Sheet."

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 34 MAP- ECS AFFECTED LOTS RECOMMND

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

"ENVIRONMENTAL CONSTRAINT NOTE:
nvironmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s) ____] [This affects all [Parcels] [Lots]]"

50.PLANNING. 35 MAP - ECS SHEET (CULTURAL) RECOMMND

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of milling features as follows: Site 1, Site 2, Site 3a and 3b and site 4.

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

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

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - ACCESS RESTRICTION/SUR

RECOMMND

Lot access shall be restricted on Van Buren Boulevard and so noted on the final map.

50.TRANS. 2 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. 3 MAP - SOILS 2

RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 4 MAP - STREET LIGHTS-CSA/L&LMD

RECOMMND

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.

50.TRANS. 5 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. 6

MAP - LIGHTING PLAN

RECOMMND

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

50.TRANS. 7

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 Van Buren Boulevard.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Van Buren Boulevard.
- (4) Street sweeping.

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

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

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 9 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 10 MAP - TUMF CREDIT AGREEMENT RECOMMND

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

50.TRANS. 11 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 12 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - UTILITY PLAN (cont.) RECOMMND

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. 13 MAP - SIGNING & STRIPING PLAN RECOMMND

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

50.TRANS. 14 MAP - DEDICATIONS RECOMMND

Streets "A" thru "D" are reserved private streets and shall be improved with 36' full-width AC pavement, 6" AC dike, within the 56' full-width private road easement in accordance with County Standard No. 105, Section "B", 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.

Street "A" (between Van Buren Boulevard and street B) is a reserved private street and shall be improved with 50' full-width AC pavement; 6" AC dike, within 80' private road easement in accordance with County Standard No. 103, Section "B", Ordinance 461. (50'/80') (Modified for increased easement width from 74' to 80' and increased improvement from 44' to 50' AC pavement.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-ingress and egress for emergency vehicles.

NOTE: 1) A 8' curbed raised median shall be constructed at the centerline.

2) The nose of the median shall be 35' from the flowline of the adjacent street (minimum), call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - EXISTING MAINTAINED

RECOMMND

Van Buren Boulevard (public road) along project boundary is a paved County maintained road designated as Urban Arterial Highway and shall be improved with 8" concrete curb and gutter, located 55' to 63' from centerline, 8" curbed landscape median, and match up asphalt concrete paving; reconstruct; or resurfacing of existing paving as determine by the Transportation Department within the 76' to 84' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461. (Modified for increasing right-of-way from 76' to 76'-84' and increased improvements from 55' AC pavement to 55'-63' AC pavement.)

- NOTE: 1) A 5' meandering concrete sidewalk shall be constructed per County Standard No. 401, Ordinance 461 within the 21' parkway.
- 2) No swale shall be constructed within the road right-of-way.
- 3) The interface of lot D to Van Buren Boulevard shall be subject to the review of the Fire and Transportation Departments.
- 4) A cash-in-lieu fee shall be paid for the construction of the curbed median.

50.TRANS. 16

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

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

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

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

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

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

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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. 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 (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - RIVERINE MITIGATION

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC.

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

60.EPD. 4 EPD - TEMPORARY FENCE

RECOMMND

The areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicated that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section the Determination of Biologically Equivalent or Superior Preservation. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance to ensure compliance with this condition.

60.EPD. 5 EPD - PERMANENT FENCE

RECOMMND

9/28/17 FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR
OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 EPD - PERMANENT FENCE (cont.)

RECOMMND

areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated MSHCP Riverine area. The fence shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of four inches cant pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP PHASING (cont.)

RECOMMND

and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

INEFFECT

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

60.FLOOD RI. 9 MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Applicant has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. A letter to the Board for this request and the signed Special Drainage Facility Agreement have been submitted to the District. The agreement between the Applicant and the County is required to be executed prior to any permit issuance or recordation of the final map.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

60.FLOOD RI. 10 MAP DRAINAGE EASEMENT

RECOMMND

A drainage easement shall be obtained from the affected property owner(s) downstream for the release of concentrated and/or diverted storm flows. Document(s) shall be recorded and a copy of the recorded drainage easement shall be submitted to the District for review and approval prior to recordation of the final map or issuance of any permits for the project. If the developer cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement. This may require a reduction in the amount of lots created with the map.

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60. PRIOR TO GRADING PRMT ISSUANCE

ININGING DEPARTMENT

60.ININGING. 25 MAP - CULTURAL SENSITIVITY, TRA 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.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP*- PARCEL MAXIMUM 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. 5 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS DRAFT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7

MAP - SLOPE GRADING TECHNIQUES

RECOMMND

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

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

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

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

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

60.PLANNING. 8

MAP*- GRADING & BRUSHING AREA

DRAFT

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 15

MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires 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 38.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 17 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7857 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 23 MAP - PROJECT ARCHAEOLOGIST 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - PROJECT ARCHAEOLOGIST (cont.)

RECOMMND

Monitoring Plans 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.

60.PLANNING. 24 MAP - 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. (Morongo, Pechanga, Soboba)

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. 25 MAP - FEATURE RELOCATION

RECOMMND

Site(s) features 11a, 8 and 6a cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor and Project Archaeologist shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - FEATURE RELOCATION (cont.) RECOMMND

archaeological methods; any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report.

60.PLANNING. 26 MAP - TEMPORARY FENCING RECOMMND

Temporary fencing shall be required for the protection of cultural site(s) features 1, 2, 3a and 3b and 4 during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

60.PLANNING. 27 MAP - RESIDUE ANALYSIS RECOMMND

Prior to Grading Permit, specimens from #5 bedrock milling features will be collected and submitted for analysis of protein residues. These shall include: 6B, 7A, 10A or 10B, 10D, 11B. Results shall be included in the Phase IV Monitoring Report.

TRANS DEPARTMENT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT (cont.) RECOMMND

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

60.TRANS. 2 MAP - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV REPORT 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.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3

MAP - ARTIFACT DISPOSITION

RECOMMND

Prior to Grading Permit final, the developer shall prompt the archaeologist to provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP - NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS. GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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 - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 2 USE - SEPTIC PLOT PLAN RECOMMND

A set of three detailed plans drawn to scale (1"=40' of the proposed subsurface sewage disposal system including the 100% expansion area is required.

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ. RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 MAP - PERMANENT FENCE INSTALL RECOMMND

FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to the issuance of a building permit, The areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - PERMANENT FENCE INSTALL (cont.) RECOMMND

entitled "Determination of Biologically Equivalent or Superior Preservation," dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of four inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FIRE DEPARTMENT

80.FIRE. 1 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

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

80.FLOOD RI. 5 MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Applicant has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. A letter to the Board for this request and the signed Special Drainage Facility Agreement have been submitted to the District. The agreement between the Applicant and the County is required to be executed prior to any permit issuance or recordation of the final map.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 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. 6 MAP - CONFORM FINAL SITE PLAN DRAFT

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

80.PLANNING. 9 MAP - ACOUSTICAL STUDY DRAFT

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the 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. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law. Compliance with the school mitigation requirement shall be shown by the payment of the appropriate fees.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 14 MAP- ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be 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 cleared individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

If the land developer is proposing a model home complex a plot plan application shall be submitted to the County Planning Department pursuant to the 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

80.PLANNING. 16 MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP- Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, (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 Ordinance No. 348 and the TENTATIVE MAP conditions of approval.

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

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

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

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

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel.

F. Fencing within the interior of the subdivision (Lots 27 -38 as shown on Map) may have interior side yard and rear fencing comprised of tan vinyl fencing as shown on the conceptual landscape plan. All other rear yard and visible side yard fencing shall be split face or slump stone. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

G. Except for the desert areas, all lots having rear and/or

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

side yards facing local streets or otherwise open to public view shall have fences or walls constructed of split face masonry or slumpstone.

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

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

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

K. The perimeter wall surrounding the subject property shall be constructed of split face block wall or slumpstone. In addition to reduce the monotony please provide decorative pilasters along the eastern and western portion of the project site.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Van Buren Boulevard.
- (2) Streetlights.
- (3) Traffic signals located on Van Buren Boulevard at intersection of Whispering Spur Drive (Canyon View Drive).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Graffiti abatement of walls and other permanent structures along Van Buren Boulevard.

(5) Street sweeping.

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

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping 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:

- 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 3 MAP - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

MAP - LC LNDSCPNG PROJ SPECIFC

RECOMMND

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

1. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Planning/Transportation Departments for approval. Front yards shall not have turf lawns.
2. Common areas and open space landscaping plans (construction document level package) shall be submitted to Planning/Transportation Departments for approval.
3. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
4. Project shall prepare water use calculations as outlined in Ord 589.3.
5. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
6. Trees shall be hydrozoned separately.
7. Hydroseeding is not permitted in stormwater BMP areas, container stock will be required.
8. Project shall use County standard details for which the application is available in County Standard Detail Format.
9. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
10. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
11. Landscape improvements located within County maintained ROW (Van Buren Blvd) shall be annexed and design/installed per LLMD 89-1-C/CFD standards .

WASTE DEPARTMENT

80.WASTE. 1

MAP - WASTE RECYCLE PLAN (WRP)

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND

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

90.BS GRADE. 6 MAP - 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:

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

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

FIRE DEPARTMENT

90.FIRE. 1 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 website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the

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90. PRIOR TO BLDG FINAL INSPECTION

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

distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot double sided split face or slumpstone tan block wall around the east, west and north boundry lines of the subject property. The required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

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

If a district, agency or other authority is created to collect Quimby Fees applicable to the project's area, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for

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

park use in accordance with County Ordinance No. 460 has taken place. If no such authority is in effect at map recordation, this condition shall not apply.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 10 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 38.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

90.PLANNING. 11 MAP- MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 42694.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

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

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4- MAP - 80% COMPLETION (cont.) (cont.) RECOMMND
accordance with County Ordinance 461.

90.TRANS. 5- MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within Van Buren Boulevard.

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

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 7- MAP - LNDSCP INSPECTN RQRMNTS RECOMMND

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

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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

DATE: January 7, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor – B. Robinson
Riv. Co. Waste Management Dept.
County Service Area No. 149 c/o EDA
1st District Supervisor
1st District Planning Commissioner

City of Riverside
Riverside Unified School District
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813 – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage. – APNs: 273-450-002, 003, 017, 018, and 019

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctima.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 17, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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John Guerini
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
REVISED DIRECTOR’S DETERMINATION – Revised Director’s determination based
on the new proposed zoning of R-1 One-Family Dwellings submitted by the
applicant/Riverside County Planning**

File No.: ZAP1263MA17 – Letter 1 of 2
Related File No.: CZ7857 (Change of Zone)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case No. CZ7857 (Change of Zone), a proposal to change the zoning on 38.3 acres designated Rural Community: Very Low Density Residential on the Lake Mathews/Woodcrest Area Plan located northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place from R-1-1, R-A-1, and R-A-5 to ~~R-1 ½, R-1-1, and R-1-2.~~ **R-1 (One-Family Dwellings).**

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

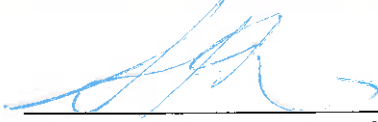
As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

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

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerini, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

AIRPORT LAND USE COMMISSION



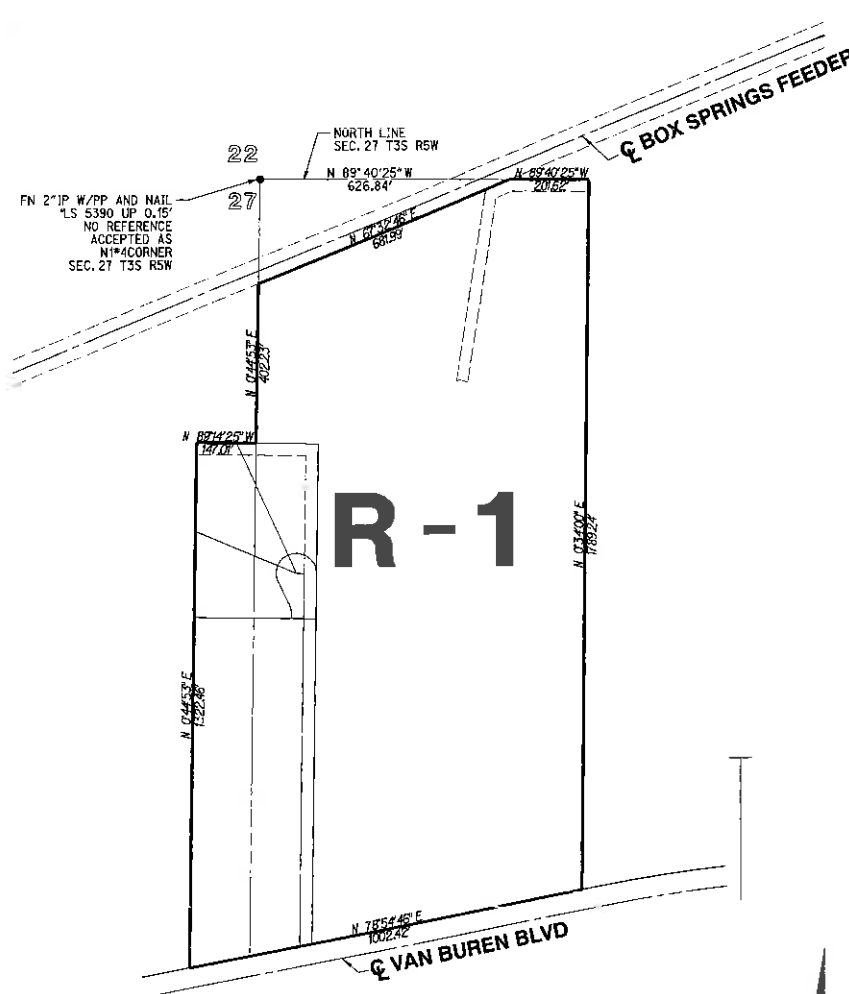
Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.CZLTR.doc

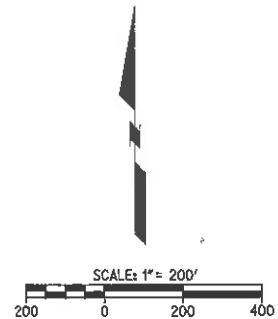
SEC. 27, T. 3S., R. 5W S. B. B. & M.



LEGEND

R-1

ONE-FAMILY DWELLINGS



MAP NO.

CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS
DISTRICT

CHANGE OF ZONE CASE NO. 07857
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.XXXX
_____, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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Rod Ballance
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Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

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**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1263MA17 – Letter 1 of 2
Related File No.: CZ7857 (Change of Zone)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case No. CZ7857 (Change of Zone), a proposal to change the zoning on 38.3 acres designated Rural Community: Very Low Density Residential on the Lake Mathews/Woodcrest Area Plan located northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place from R-1-1, R-A-1, and R-A-5 to R-1-½, R-1-1, and R-1-2.

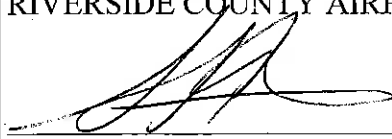
The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

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

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

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

AIRPORT LAND USE COMMISSION

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.CZLTR.doc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon Housman

John Guerin
Paul Rull
Barbara Santos

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1263MA17 – Letter 2 of 2
Related File No.: TR36813 (Tentative Tract Map)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TR36813 (Tentative Tract Map No. 36813), a proposal to subdivide 38.3 acres located within the boundaries of the Lake Mathews/Woodcrest Area Plan, northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place, into 38 single-family residential lots.

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

The elevation of the site is more than 500 feet lower than the elevation of March’s Runway 14-32 at its northerly terminus (approximately 1,535 feet above mean sea level). The site is located more than 20,000 feet from the runway at Riverside Municipal Airport. Therefore, Federal Aviation Administration Obstruction Evaluation Service review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

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AIRPORT LAND USE COMMISSION

initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.TRLTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAA Part 77 Military Outer Horizontal Surface Limits
 - FAA Part 77 Notification Area

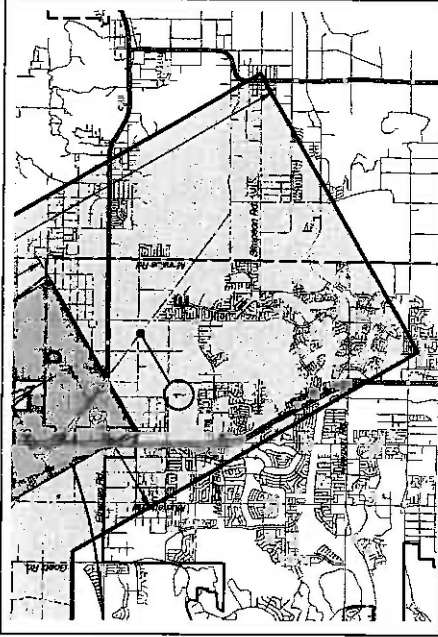
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- ▭ Site-Specific Exceptions (existing local agency commitments to development projects)

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

- ① Point at which aircraft on Runway 22 LS approach descend below 3,000 feet above runway end. Airport Elevation is 1,595 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

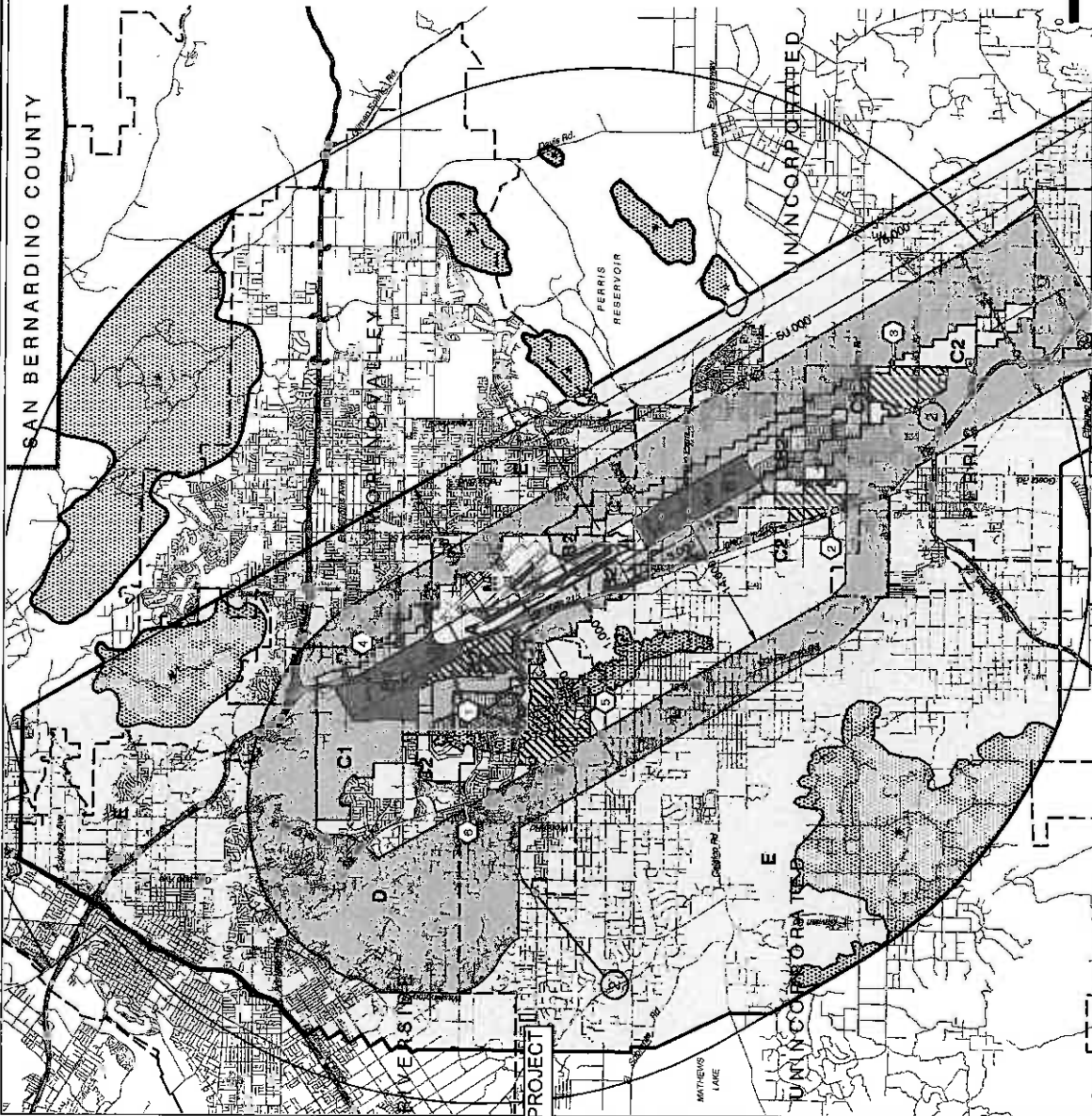
INSET



Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013



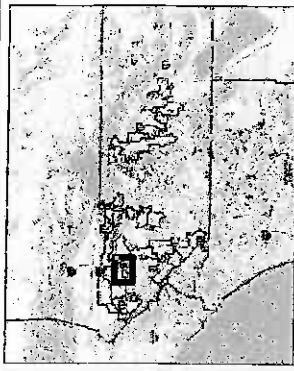
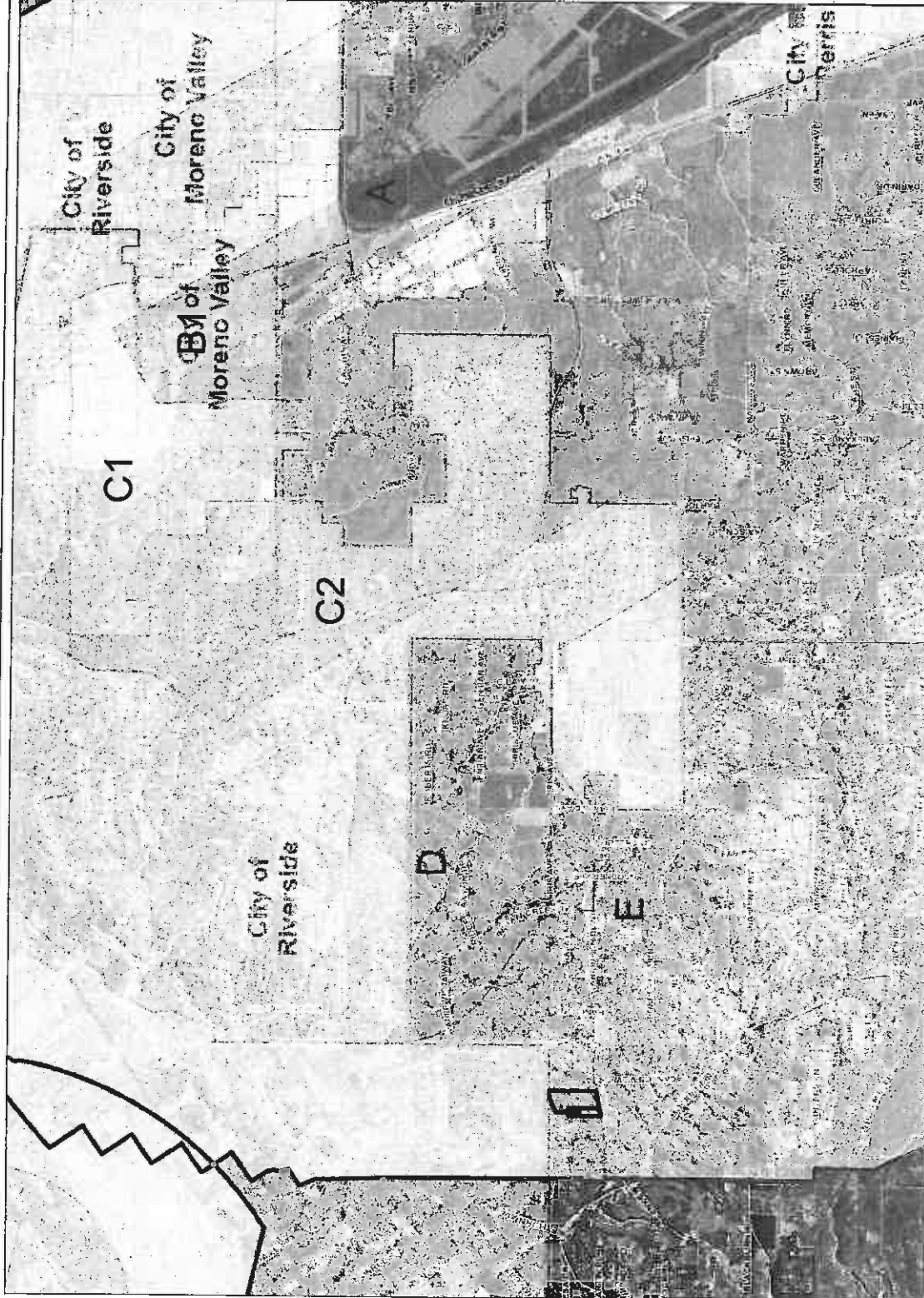
Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

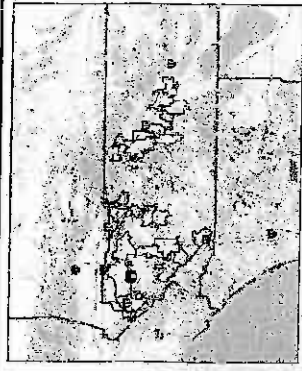
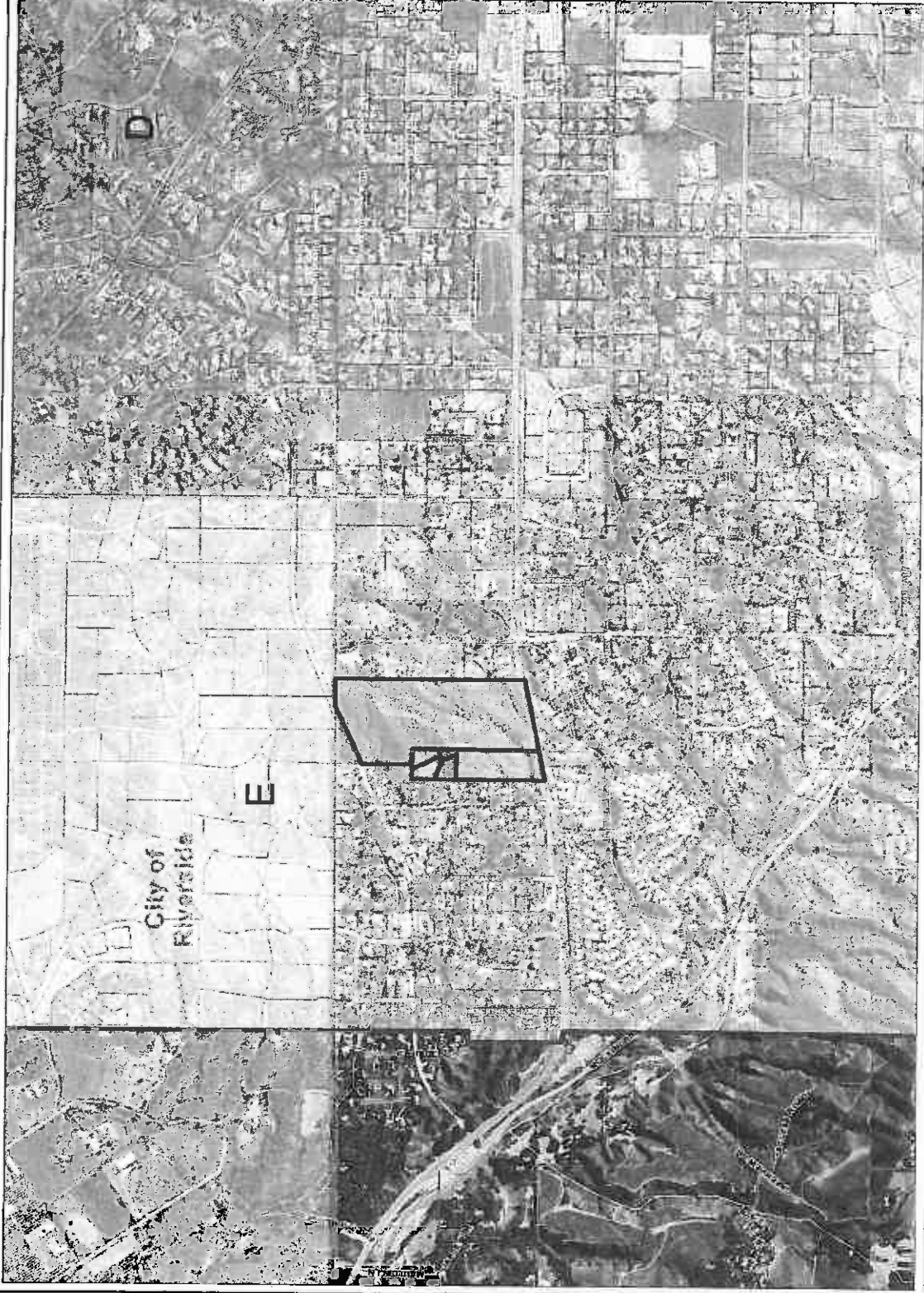
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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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My Map



Legend

Airports
 AIA

Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
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- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

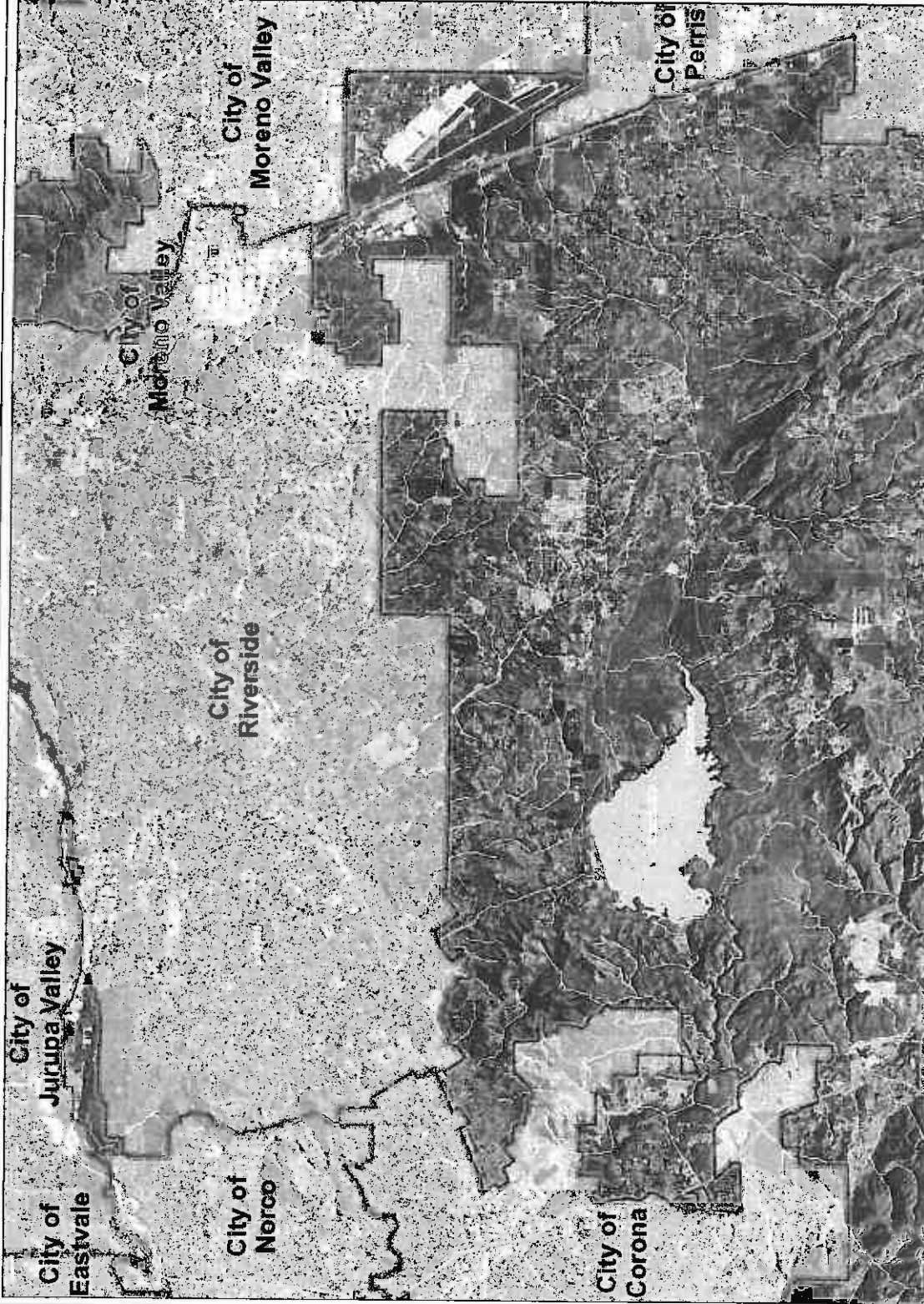
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0 1,823 3,646 Feet

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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways
 - Interstate
 - Interstate 3
 - State Highways; 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- counties
- cities

Notes

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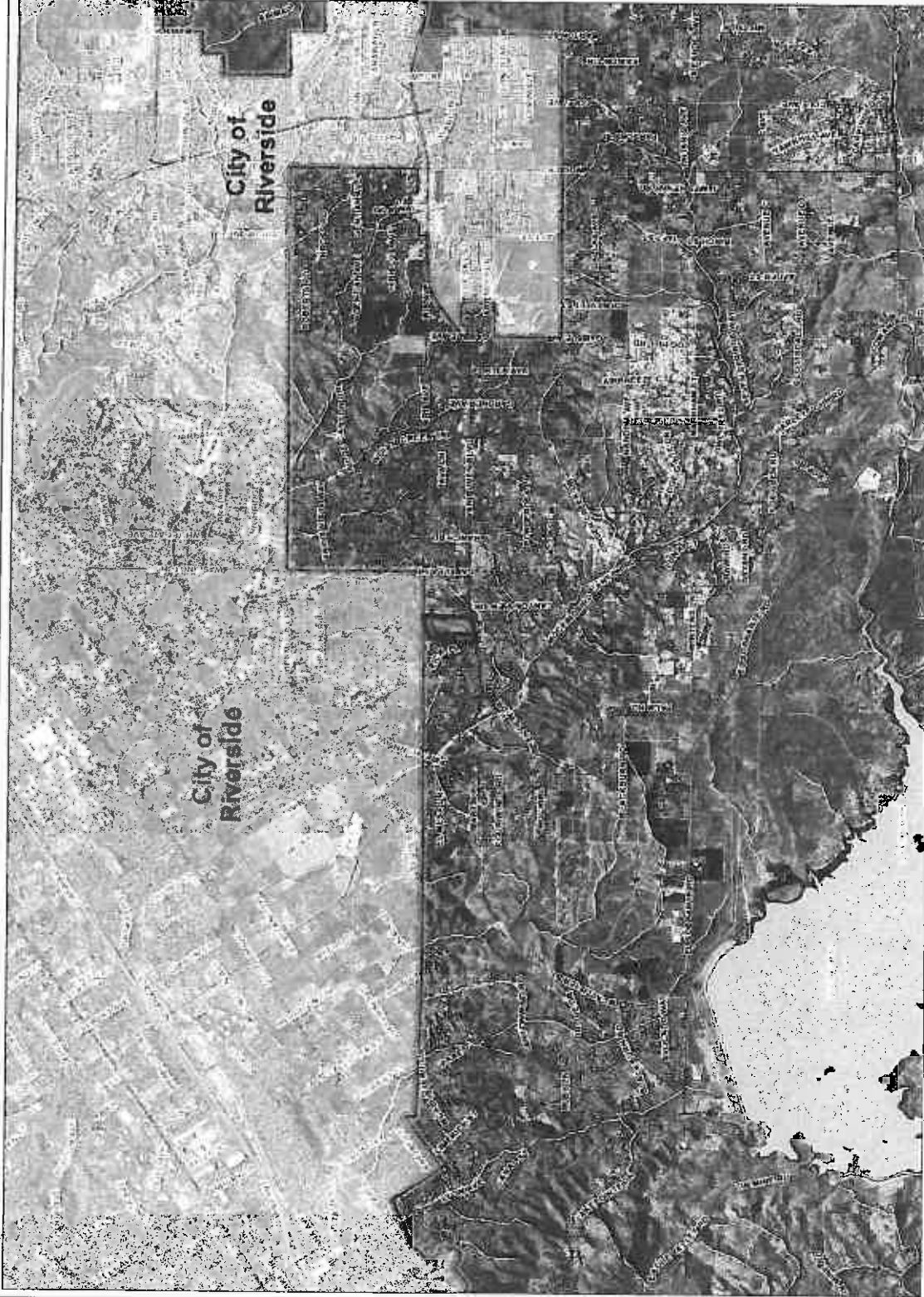


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My Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

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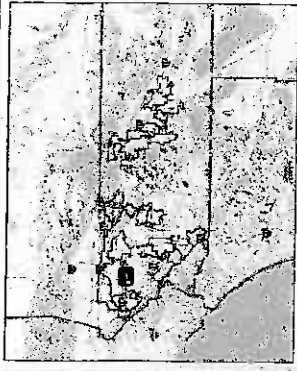
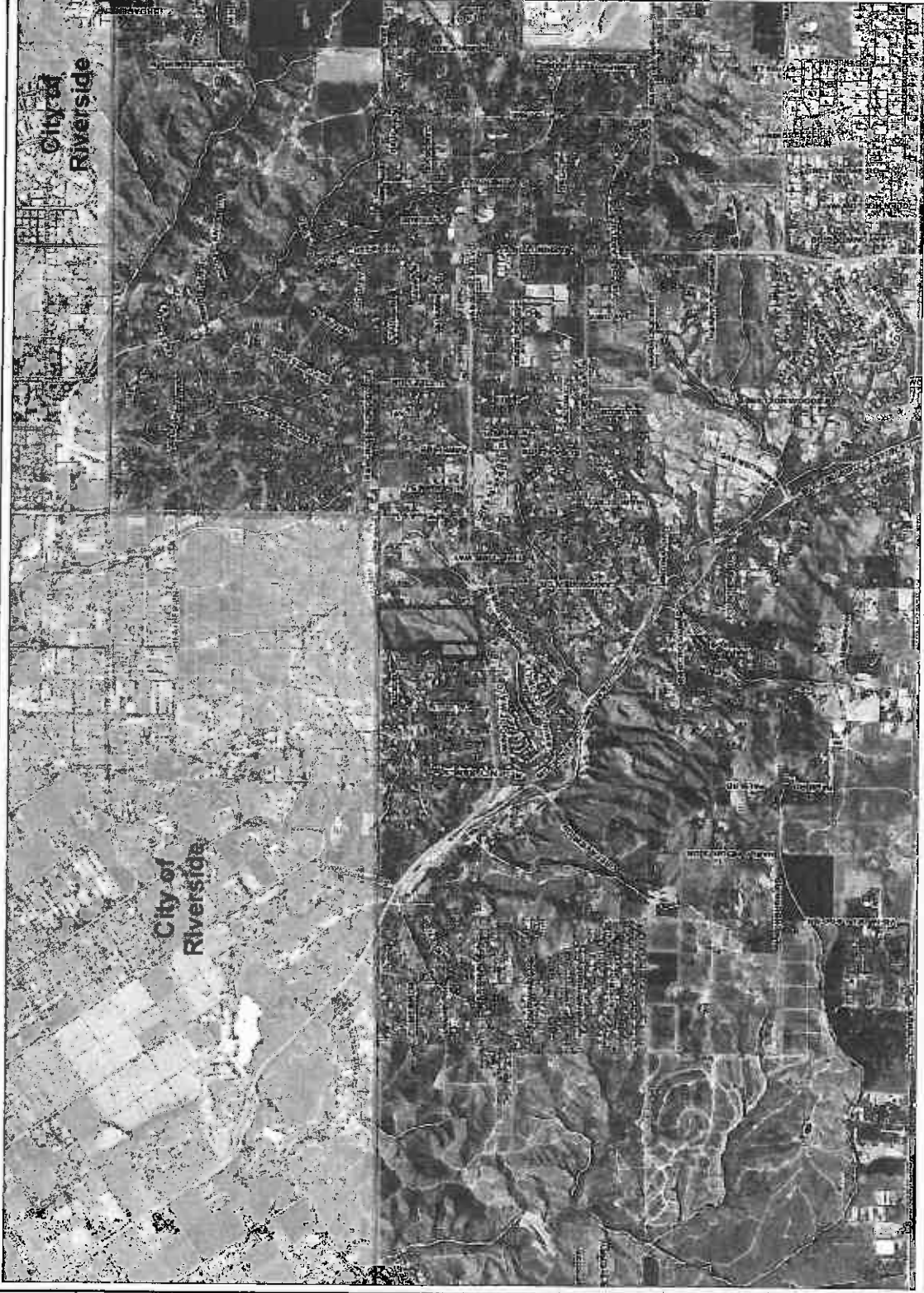
0 7,292 14,584 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

Notes

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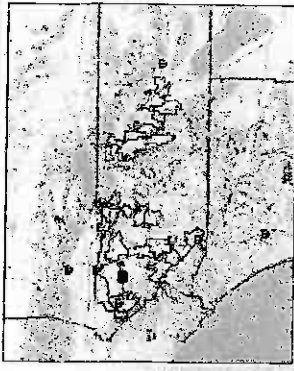
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My Map



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

Notes

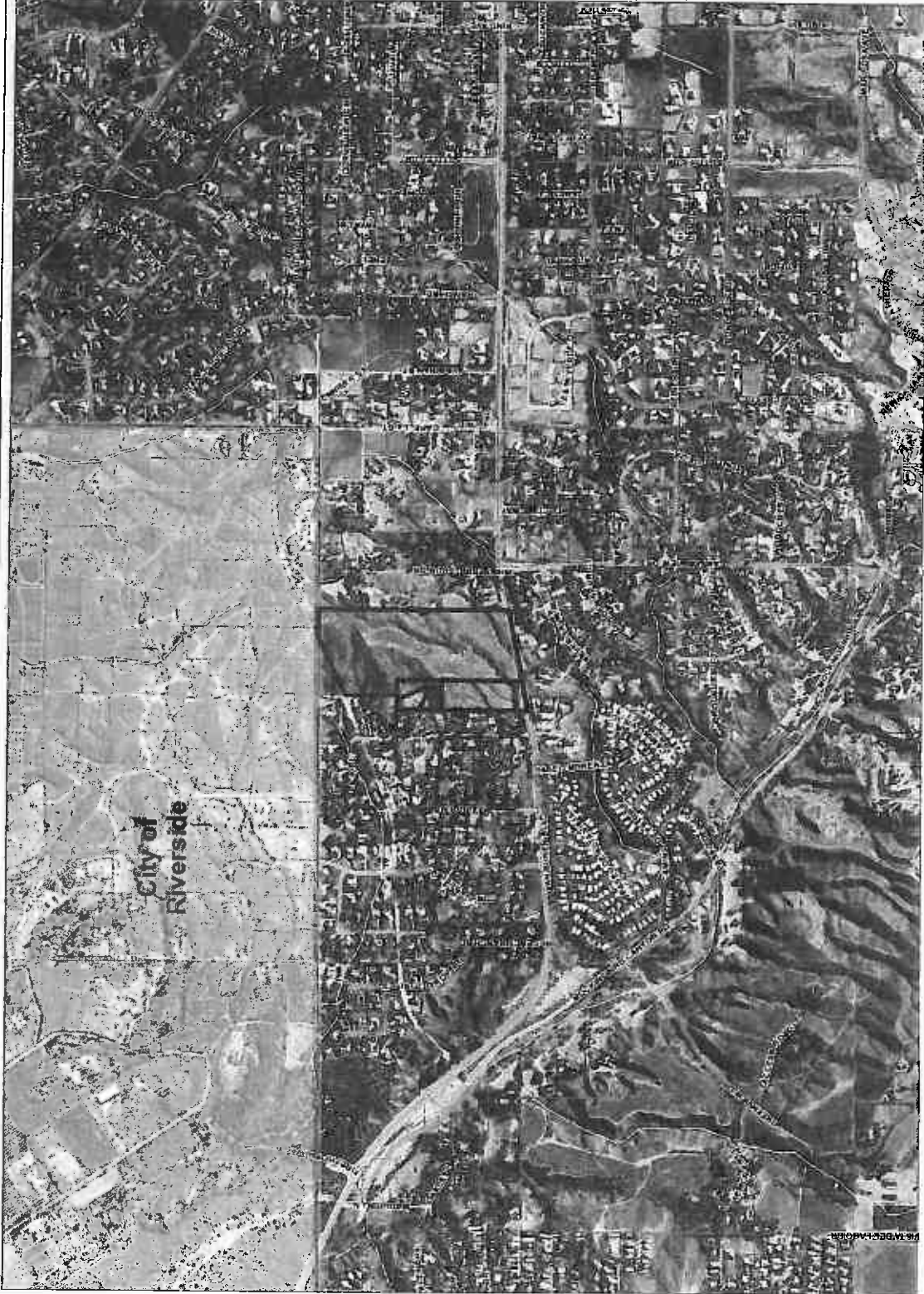
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
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 - Rivers

Notes

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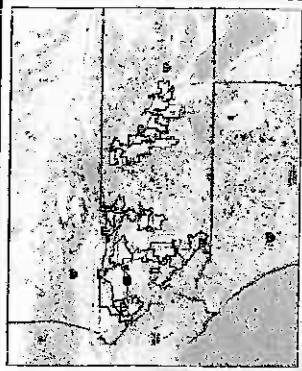


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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US-HWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

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1,823 Feet

911



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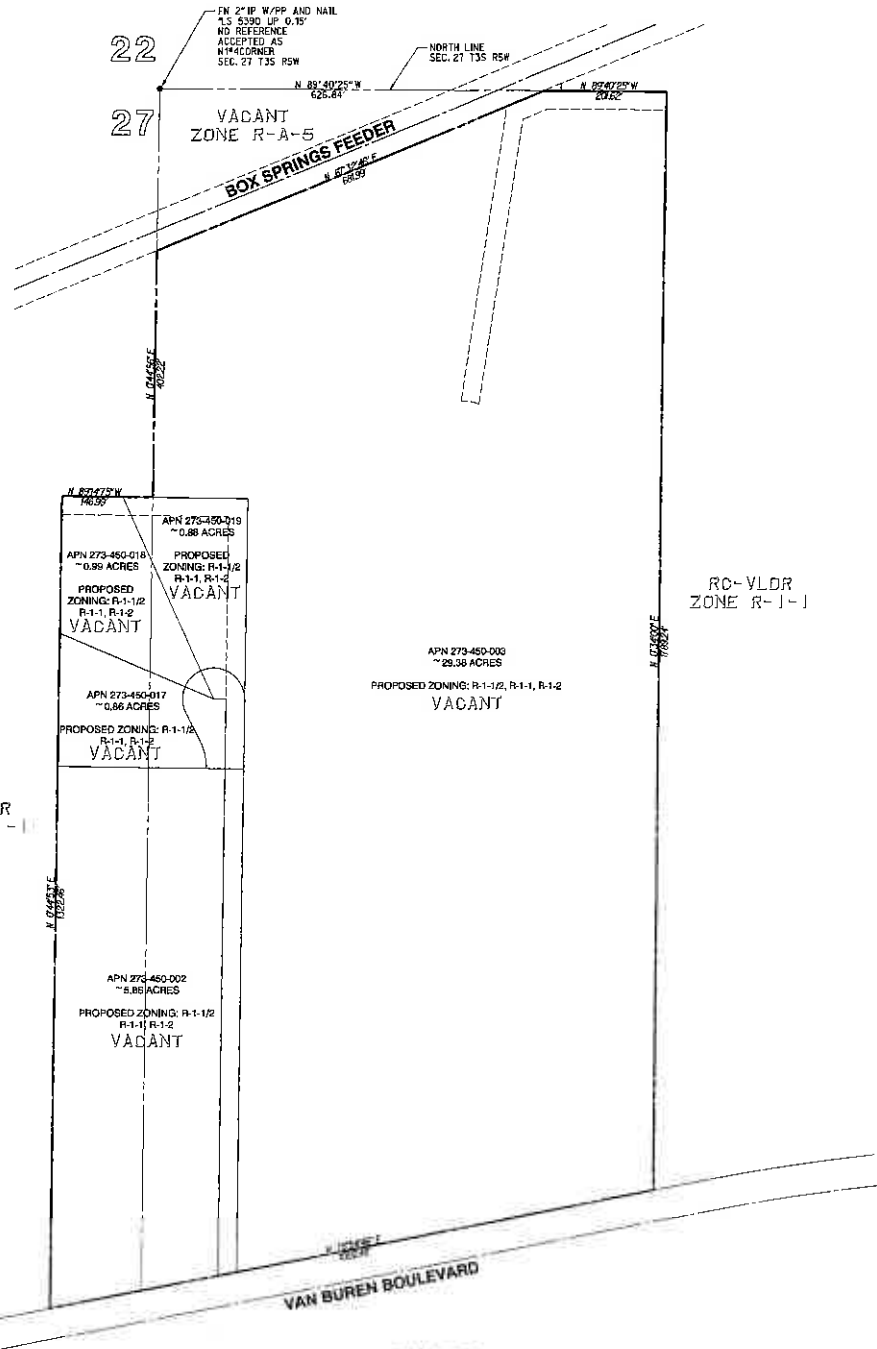
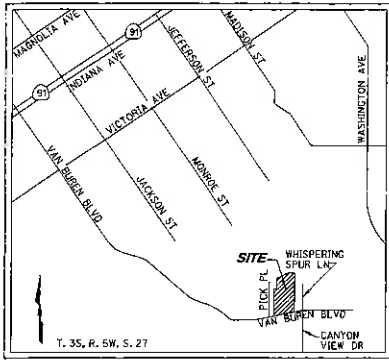
Van Buren Hills Estates TR36813



CHANGE OF ZONE PRIMARY EXHIBIT

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

PREPARED: MARCH 19, 2014
CHANGE OF ZONE CASE NO. 07857



OWNER/APPLICANT

VAN BUREN HILLS, LLC
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
(909)-481-1151
CONTACT: PETER J. PITASSI

ENGINEER

RICK ENGINEERING COMPANY
1110 JOWA AVE, SUITE 100
RIVERSIDE, CA 92507
(951) 512-0707
CONTACT: RICHARD O'NEILL

UTILITY PURVEYORS

WATER: WWD
SEWER: SEPTIC
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA Edison
TELEPHONE: AT&T
CABLE TV: TIME WARNER
STORM DRAIN: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
FIRE: RIVERSIDE COUNTY FIRE DEPARTMENT

SCHOOL DISTRICT

RIVERSIDE UNIFIED

APN'S

273-450-002, 273-450-003, 273-450-017,
273-450-018, 273-450-019

THOMAS BROTHERS MAP

2012 SAN BERNARDINO/RIVERSIDE EDITION
PAGE 745, GRID F3 AND F4

ZONING AND LAND USE

EXISTING ZONING: R-1-1, R-1-1, R-A-5
EXISTING LAND USE: RC-VLDR
EXISTING SURROUNDING LAND USE: RC-VLDR

PROPOSED ZONING: R-1-1/2, R-1-1, R-1-2
PROPOSED LAND USE: RC-VLDR

FINAL ZONE DESIGNATION WILL BE DETERMINED AT TIME OF FINAL MAP RECORDATION. FINAL LOTS WILL BE ASSIGNED BASED ON THE LARGEST APPLICABLE AREA SUFFIX.

PROJECT ACREAGE

36.3 AC. GROSS, 37.7 AC. NET

FLOODPLAIN

THE ENTIRE PROJECT SITE LIES WITHIN A DELINEATED FLOOD ZONE 1 UNSHADOWED

LEGAL DESCRIPTION

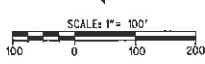
THE PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN LOCATED WITHIN THE COUNTY OF RIVERSIDE IN THE STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED ON THE WEST BY THE EAST LINE OF TRACT NO. 9412 FILED IN MAP BOOK 105 PAGES 6 THROUGH 9 INCLUSIVE OF MAPS OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE SOUTH BY THE NORTHERLY SIDE LINE OF VAN BUREN BOULEVARD BEING THE STRIP OF LAND 100 FEET WIDE, CONDEMNED BY THE COUNTY OF RIVERSIDE FOR PUBLIC HIGHWAY PURPOSES, BY ORDER OF CONDEMNATION & CERTIFIED COPY OF WHICH WAS RECORDED MAY 1, 1942, IN BOOK 540, PAGE 355, OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE EAST BY THE WESTERLY LINE OF PARCEL MAP 5419 FILED IN MAP BOOK 10 PAGE 57 OF PARCEL MAPS OF SAID RIVERSIDE COUNTY;

BOUNDED ON THE NORTHWEST BY THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND SHOWN AS METROPOLITAN WATER DISTRICT PARCEL NO. 1610-5-105 IN BOOK 131 PAGES 95 THROUGH 98 INCLUSIVE OF SURVEYS OF SAID RIVERSIDE COUNTY.



NOTE: THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN

DATE	BY	REVISIONS

RICK ENGINEERING COMPANY
1773 BONA AVENUE - SUITE 100
RIVERSIDE, CA 92507
(951) 788-0707
RICKEN@RICKEN.COM
WWW.RICKEN.COM



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

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 (GPA1140, CZ07857, TR36813)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813
– EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage.
– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctima.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813 – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage. – APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctima.org

Attachment: Project Vicinity Map

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

Desert Office · 77588 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

July 20, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813
– EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District
– Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage.
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Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

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– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map

GPA01140

City of
Riverside

Legend

- Display Parcel
- City Boundaries
- COEs
- classrooms
- highways
- park
- INTERSECTIONS
- INTERSECTIONS
- STRAIGHT
- CHANGING
- SHARP
- curfew
- code
- hydrography/water
- waterbody
- area
- shore



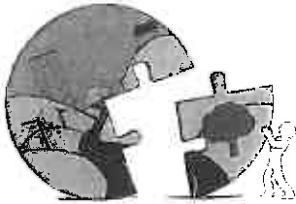
0 2,000 4,000 Feet

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PRINTED ON: 11/20/2014 10:46 AM

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Notes



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C209857 DATE SUBMITTED: 12/17/14

APPLICATION INFORMATION

Applicant's Name: Peter Pitassi E-Mail: ppitassi@diversifiedpacific.com

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga, CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

Engineer/Representative's Name: Rick Engineering Company E-Mail: nsmith@rickengineering.com

Mailing Address: 1770 Iowa Ave., Suite 100
Riverside, CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Van Buren Hills, LLC E-Mail: _____

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga, CA 91730
City State ZIP

Daytime Phone No: (909) 481-1151 Fax No: (909) 481-1151

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

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Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

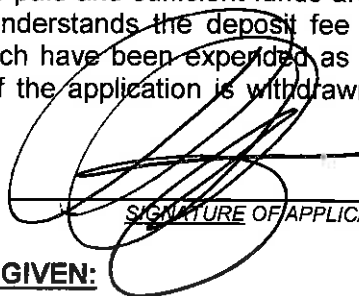
If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Peter Pitassi
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.

Phil Burum
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-450-002, -003, -017, -018, -019

Section: 27 Township: 3 South Range: 5 West

Approximate Gross Acreage: 38.3 Acres

General location (nearby or cross streets): North of Van Buren Blvd, South of N/A, East of Pick Place, West of Whispering Spur Street.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Page 745, Grid F3, F4

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

Existing Zoning Classifications: R-1-1, R-A-1, R-A-5

Proposed Zoning Classification: R-1

Related cases filed in conjunction with this request:

General Plan Amendment (GPA01140)

Tentative Tract Map 36813

APPLICATION FOR CHANGE OF ZONE

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. Completed and signed application.	X	X	X	X
2. Change of Zone Deposit-based fee.	X	X	X	X
3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. One (1) copy of Assessor's Map, with the subject property identified. <i>IN TITLE REPORT</i>	X	X		X
5. One (1) copy of property's legal description as recorded in the Office of the County Recorder. <i>IN TITLE REPORT</i>	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

CHANGE OF ZONE PRIMARY EXHIBIT

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½" x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. North arrow.
7. Date Exhibit Prepared.

APPLICATION FOR CHANGE OF ZONE

8. Title of Exhibit (i.e. "Change of Zone").
9. Complete legal description of property.
10. Overall dimensions and total net and gross acreage of property.
11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
12. Thomas Brothers map page and coordinates. (Identify edition year used)
13. Location of adjoining property and lot lines.
14. Existing and proposed zoning and land use of property.
15. Existing use and zoning of property immediately surrounding subject property.
16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
17. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
18. FEMA mapped floodplains and floodways including zone designations.

CHANGE OF ZONE FINAL MAP REQUIREMENTS

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

Prior to completion of administrative review of the Change of Zone application, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. No freehand drawn maps will be accepted. Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT," or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line

APPLICATION FOR CHANGE OF ZONE

type). **Boundaries must be taken to adjacent centerline of street(s) regardless of ownership boundaries**, exceptions are possible when applicable. **All bearings, distances, and radial bearings** are required, unless a recorded map description exists and can be used instead. Recorded map descriptions cannot be used to describe portions of the property. When needed, use a data reference table. Use additional formatted pages if necessary for drawing of property and/or data reference table.

5. Show all streets adjacent to property and nearest cross streets, state their names, and denote centerlines. Please, see samples provided. **It is very important that distances and bearings be provided to the nearest section point for locational purposes in the County's coordinate system.** If no section points are available, a distance and bearing to nearest cross street intersection will be sufficient.
6. Provide section numbers at all section centers or corners near the property (if applicable). Provide section(s), township(s), and range(s) where property is located at the upper center of map. (See samples.)
7. Label the proposed **zoning classification label(s) in bold letters in center of zoning boundary or boundaries.** Use arrows when not enough space is available. (See samples.)
8. Show map scale in feet at the lower right of the map (see samples). Acceptable scales include: 1 inch = 50, 60, 80, 100, 200, 300, 400, 500, 600, 800, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 8,000 feet. In special circumstances 1 inch = 1,500, 2,400 feet may be used. Direction of North arrow should remain as indicated in FORMAT A and B, unless it is absolutely necessary to depict the map with a different orientation.
9. Type the change of zone number (no preceding zero is necessary), at the lower center of the map and assessors' parcel number at the bottom left corner. (See samples.)

Note: The County will assign a map number, ordinance number, and date, at a later time. Leave those areas blank until instructed otherwise. The applicant/engineer will be contacted and given the information in order to add it to the map, just prior to final adoption.
10. Type the proposed zoning classification under "Legend" (inside box) and the zoning classification description(s) next to box (see samples). Use extra space for multiple zoning classifications, when needed.
11. If the proposed zoning is "SP Zone" with individual Planning Areas, a typed legal description will be required for each Planning Area, and for the exterior boundary of the entire change of zone. **All distances and bearings, as well as radial bearings for non-tangent curves, need to be shown on the map (exterior boundary and boundaries for each Planning Area).** If the drawing scale does not allow enough space to clearly show all the information then the property may be shown in sections and enlarged in additional pages (detail areas are also acceptable) and data reference tables are also an option. Label each Planning Area with the corresponding number (e.g. "P.A. 23.")
12. For further information and assistance in drawing a Change of Zone Final Map, please contact the TLMA GIS/Information Resources by phone at (951) 955-3288/955-6211, or by mail at 4080 Lemon Street, 14th Floor, Riverside, CA 92502.

APPLICATION FOR CHANGE OF ZONE

13. Two (2) full size (18" x 26") paper copies of the Change of Zone Final Map must be either delivered to the front counter (attn. Stella Spadafora or Christina Lindsay, TLMA/GIS) on the 14th floor of the County Administrative Center, 4080 Lemon Street, Riverside CA, 92502, or mailed to the address indicated above, for review and approval, prior to scheduling the project for public hearing. In addition, a separate typed legal description (on 8½" x 11" paper) of the property depicted on the Change of Zone Final Map must also be submitted. Simple maps do not require a separate typed legal description. **It's important that all maps and paper information that is submitted be labeled with the Change of Zone number.**

When the maps are submitted, GIS will check the format, run closures utilizing the map and legal descriptions provided, and make sure that the boundaries agree with what the Planning Commission has approved, in order for the map to be given approval. This check can take anywhere between one to four weeks, depending on each case individually, and whether or not there are corrections needed. The more accurate and clear a map is, the faster the review process will be done.

After the Board of Supervisors approves the Change of Zone, the Change of Zone Final Map will be scheduled before the Board for adoption. County Counsel and Clerk of the Board require at least 2 weeks for placing the item in the agenda and completing all necessary paper work.

14. County Counsel will assign a map and ordinance number, as well as the scheduled date that the Change of Zone Final Map will be adopted. This information will be then provided to the applicant/engineer of the change of zone, to be added to the final map. A final package will at that time be required, and must contain the newest information. The final map package will consist of the following:
 - A. Two (2) full size paper copies (18" x 26") of the Change of Zone Final Map.
 - B. Two (2) reduced paper copies (8½" x 11") of the Change of Zone Final Map.
 - C. One (1) digital image of the Change of Zone Final Map in format and media acceptable to the TLMA GIS staff (e.g. format: TIFF, PDF, or JPEG; media: diskette, Compact Disc (CD) or Digital Video Disc (DVD)). No DWG or DXF formats will be accepted. **Media should be clearly labeled with the Change of Zone number.**

The final package needs to be submitted at least one week prior to the adoption date.



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

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 Peter Pitassi hereafter "Applicant" and Phil Burum "Property Owner".

Description of application/permit use:

Change of Zone

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): 273-045-002, -003, -017, -018, -019

Property Location or Address:

North of Van Buren Blvd, between Pick Pl and Whispering Spur St

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Phil Burum Phone No.: 909-481-1151

Firm Name: Van Buren Hills, LLC Email: pburum@diversifiedpacific.com

Address: 10621 Civic Center Drive
Rancho Rucamonga, CA 91730


3. APPLICANT INFORMATION:

Applicant Name: Peter Pitassi Phone No.: 909-481-1150

Firm Name: Van Buren Hills, LLC Email: ppitassi@diversifiedpacific.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 12/12/19

Print Name and Title: Peter Pitassi, Senior Vice President

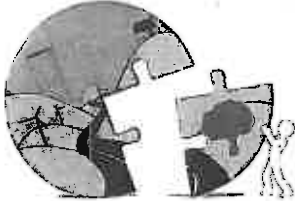
Signature of Property Owner:  Date: 12-12-19

Print Name and Title: Phil Burum, Owner

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	_____
Set #:	_____ Application Date: _____



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 | <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 36813 DATE SUBMITTED: 12/17/14

APPLICATION INFORMATION Applicant's

Name: Peter Pitassi E-Mail: ppitassi@diversifiedpacific.com

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

Engineer/Representative's Name: Rick Engineering Company E-Mail: nsmith@rickengineering.com

Mailing Address: 1770 Iowa Ave Suite 100
Riverside CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Van Buren Hills, LLC E-Mail: _____

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

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.

Peter Pitassi

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.

Phil Burum

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-~~450~~002, -003, -017, -018, -019

Section: 27 Township: 3 South Range: 5 West

Approximate Gross Acreage: 38.3 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Van Buren Blvd, South of N/A, East of Pick Place, West of Whispering Spur Street

Thomas Brothers map, edition year, page number, and coordinates: Page 745, Grid F3, F4

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

A 38.3 acre site with 41 proposed single family residential lots. Proposed development is Schedule "B".

Related cases filed in conjunction with this request:

Change of Zone

General Plan Amendment 01140 (Related EA)

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Biological report, Geotechnical Report

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) 1+ mi

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither ^X _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? ^{N/A} _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

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

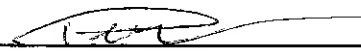
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 12-14-14

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.	TR 36813	
Project Name:	Van Buren Hills	
Project Location:	North of Van Buren Blvd, between Pick Place and Whispering Spur Street	
Project Description:	38.3 acre single family residential with 41 proposed lots	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 ² 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed ² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or Includes:	YES	NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing 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"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (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"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹: All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. 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"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>

¹Areas 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. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.

DETERMINATION: Circle appropriate determination.

If **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

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of New Construction on a Previously Disturbed or Undisturbed Parcel, and includes:	YES	NO
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 Van Buren Hills, LLC, a Delaware Limited Liability Company registered to transact business in California (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 273-450-019, 273-450-018, 273-450-002 and 273-450-003 (“PROPERTY”); and,

WHEREAS, on December 17, 2014, PROPERTY OWNER filed an application for Tract No. 36813 and Change of Zone No. 7857 (“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:
Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of San Bernardino)

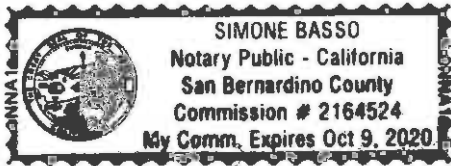
On July 5, 2017 before me, Simone Basso, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Peter J. Pitassi
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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

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

CHANGE OF ZONE NO. 7857 AND TENTATIVE TRACT MAP NO. 36813 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Change of Zone proposes to change the site's Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), and the Tentative Tract Map is a Schedule "B" Subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	OCTOBER 4, 2017
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at 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 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

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TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 1, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at 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 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.

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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 6/12/2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07857/TR36813 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

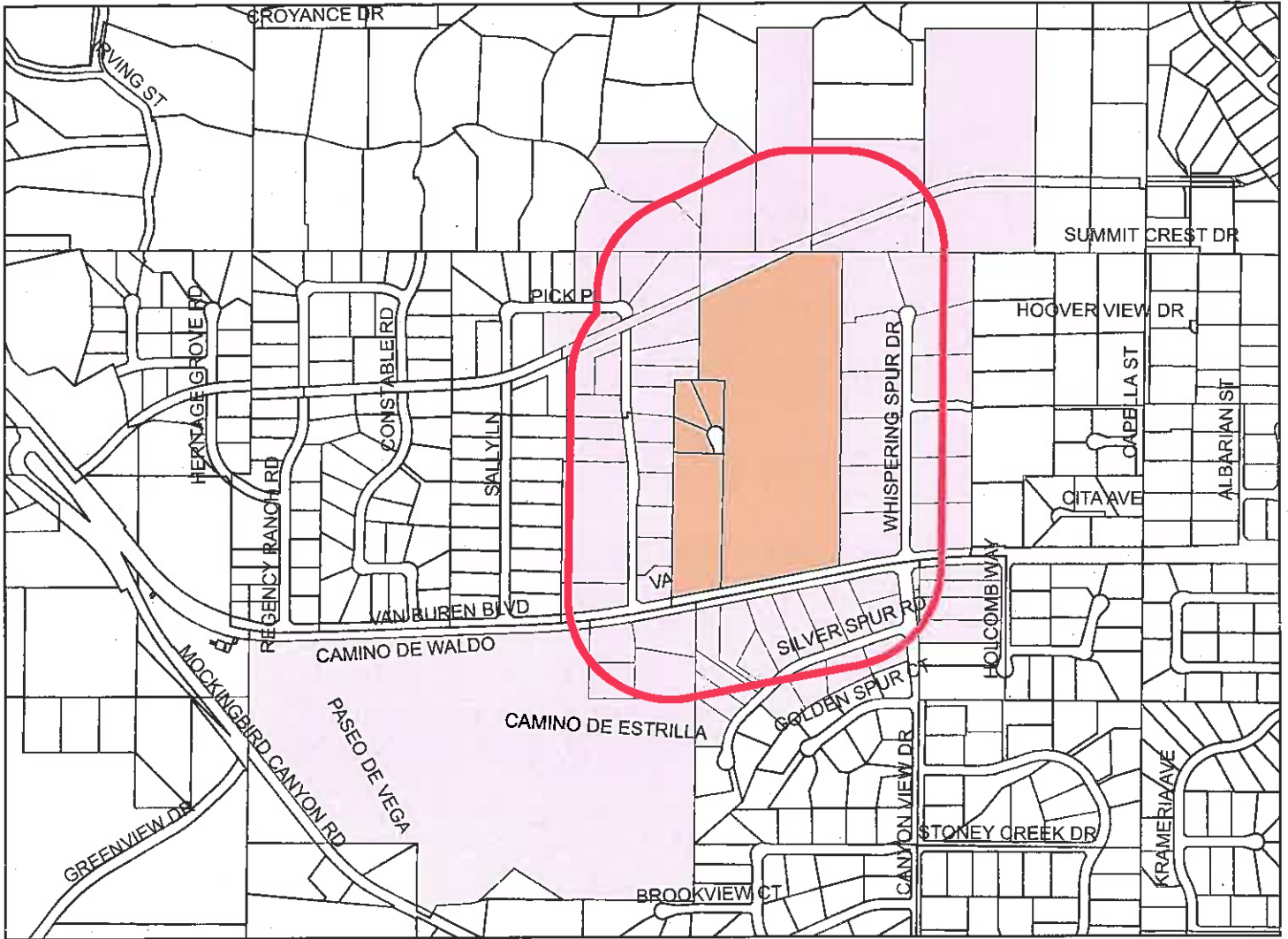
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

D. Bradford 6/12/17

CZ07857 / TR36813 (600 feet buffer)



Selected Parcels

273-450-029	273-420-020	273-450-031	273-411-005	273-030-052	273-430-005	273-420-017	273-430-010	273-030-050	245-090-010
245-090-011	245-090-047	245-090-012	245-090-016	245-090-019	273-411-004	245-090-038	273-430-001	273-430-020	273-430-019
273-510-002	273-420-011	245-090-015	273-510-001	273-411-001	273-420-013	273-450-022	273-510-004	273-420-009	273-411-002
273-420-015	273-410-003	273-430-003	273-450-026	273-420-018	245-070-058	245-070-059	273-411-006	273-420-019	273-430-012
273-430-004	273-430-006	273-420-016	273-030-056	273-430-016	273-430-018	273-030-053	273-420-012	273-430-008	273-450-028
273-420-025	273-450-004	273-410-004	273-411-003	273-430-009	273-510-003	273-450-033	273-450-023	273-030-051	273-450-024
273-420-010	273-450-027	273-430-011	273-420-014	273-430-007	273-450-002	273-450-003	273-450-017	273-450-018	273-450-019
273-450-032	273-430-002	273-430-021	273-410-005	273-410-006	273-430-017	273-450-030	273-450-025		



830 415 0 830 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.



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RIVERSIDE CA 92508

ASMT: 273030052, APN: 273030052
ARNE STROUT
16415 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 245090015, APN: 245090015
SHELLI LOHMAN, ETAL
7772 VICTORIA AVE
RIVERSIDE CA 92504

ASMT: 273030053, APN: 273030053
SUSAN O'DONNELL, ETAL
16435 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 245090019, APN: 245090019
CITY OF RIVERSIDE
3900 MAIN ST
RIVERSIDE CA 90522

ASMT: 273030056, APN: 273030056
CAREFREE COMMUNITIES CA, ETAL
C/O DAVID A NAPP
6991 E CAMELBACK STE B310
SCOTTSDALE AZ 85251

ASMT: 245090038, APN: 245090038
GINA WISHARD, ETAL
14315 MERLOT CT
RIVERSIDE CA 92508

ASMT: 273410003, APN: 273410003
LUCIANA MIRTICH, ETAL
16311 PICK PL
RIVERSIDE, CA. 92504

ASMT: 245090047, APN: 245090047
JOANN SMITH, ETAL
15980 SUMMIT CREST DR
RIVERSIDE CA 92506

ASMT: 273410004, APN: 273410004
LEVARA COX, ETAL
16295 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273030050, APN: 273030050
CARRIE FONTES
16375 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 273410006, APN: 273410006
WALTER LANE
15360 VAN BUREN BLV
RIVERSIDE CA 92504

ASMT: 273030051, APN: 273030051
ARLENE SHEPEARD, ETAL
16395 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 273411001, APN: 273411001
PATRICIA PURCELL, ETAL
16300 PICK PL
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DONALD CASSELL
16186 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411003, APN: 273411003
ROBERT LANG
16346 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420012, APN: 273420012
LISA ELDER, ETAL
16204 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411004, APN: 273411004
JODY PORTELLA, ETAL
16368 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420013, APN: 273420013
LISE MILLER, ETAL
16222 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411005, APN: 273411005
ALIDA PLASCENCIA, ETAL
16390 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420014, APN: 273420014
LINDA OLDALE, ETAL
16248 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411006, APN: 273411006
KALVIN KELIN
16414 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420015, APN: 273420015
JEAN ARNOLD
16264 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420009, APN: 273420009
SHIRLEY GARRETT, ETAL
16144 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420016, APN: 273420016
JAY TEELE, ETAL
16286 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420010, APN: 273420010
DARNELL SMITH, ETAL
16168 PICK PL
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ASMT: 273420017, APN: 273420017
JENNA DIRKSWAGER, ETAL
16271 PICK PL
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JESSICA RAMIREZ, ETAL
C/O JESSICA RAMIREZ
16255 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273430005, APN: 273430005
EDITH OROSCO, ETAL
15670 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273420019, APN: 273420019
JOCELYN IPSEN, ETAL
16237 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273430006, APN: 273430006
NEDRA DECOUD, ETAL
15650 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273420020, APN: 273420020
ANDREW FRANCO
16137 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273430007, APN: 273430007
DILYS CROMPTON, ETAL
15610 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430001, APN: 273430001
DANIELLE JENKINS
16365 CANYON VIEW DR
RIVERSIDE, CA. 92504

ASMT: 273430008, APN: 273430008
TERESA GONZALEZ, ETAL
15590 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430002, APN: 273430002
NANCY CRAIG, ETAL
15730 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430009, APN: 273430009
VIRGINIA LOPEZ, ETAL
23935 CALIFORNIA AVE
HEMET CA 92545

ASMT: 273430003, APN: 273430003
JOANN CORRALES, ETAL
18647 SUNSET KNOLL DR
RIVERSIDE CA 92504

ASMT: 273430010, APN: 273430010
BEVERLY TINSON, ETAL
15570 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430004, APN: 273430004
LAWRENCE HOBBS
15690 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430011, APN: 273430011
JACQUELYN SCOTT COOK, ETAL
15550 SILVER SPUR RD
RIVERSIDE, CA. 92504

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15530 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450023, APN: 273450023
INEZ SHENOUE, ETAL
11931 WEMBLEY RD
LOS ALAMITOS CA 90720

ASMT: 273430017, APN: 273430017
SUSAN MATEJKA, ETAL
15667 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450024, APN: 273450024
DARLLA WILLIAMS, ETAL
16285 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273430018, APN: 273430018
OUR FARMLANDS
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 273450025, APN: 273450025
YOGEEESH ASHRAM
16345 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273430019, APN: 273430019
MONIQUE RODRIGUEZ, ETAL
15731 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450026, APN: 273450026
ANDREA FERRARA, ETAL
16340 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450004, APN: 273450004
OPEN SP DIST, ETAL
4600 CRESTMORE RD
JURUPA VALLEY CA 92509

ASMT: 273450027, APN: 273450027
STAMFORD TRADING LTD
C/O SAUL KENT
16280 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450019, APN: 273450019
VAN BUREN HILLS
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

ASMT: 273450028, APN: 273450028
PENNY ISLES, ETAL
16210 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450022, APN: 273450022
MOON KOH, ETAL
16145 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450029, APN: 273450029
AFRODITA BERNARDINO, ETAL
16140 WHISPERING SPUR DR
RIVERSIDE, CA. 92504



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ASMT: 273450030, APN: 273450030
KEVIN KLINE, ETAL
16080 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273510004, APN: 273510004
MARLENE CARRANZA, ETAL
16480 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273450031, APN: 273450031
ANISSA HERNANDEZ
35339 SIERRA VISTA RD
YUCAIPA CA 92399

ASMT: 273450032, APN: 273450032
LETICIA CHARNETSKY, ETAL
15905 CALUMET CT
RIVERSIDE CA 92506

ASMT: 273450033, APN: 273450033
ADELINA BENNETT, ETAL
223 AMERICAN RIVER CYN DR
FOLSOM CA 95630

ASMT: 273510001, APN: 273510001
OLGA CHUQUIMIA, ETAL
16465 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273510002, APN: 273510002
WILMA PROCIDA, ETAL
16485 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273510003, APN: 273510003
VICKIE KUSSIN, ETAL
16460 PICK PL
RIVERSIDE, CA. 92504

Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

Rick Engineering Co.
Attn: Nate Smith
1770 Iowa Ave., Suite 100
Riverside, CA 92507

Riverside Unified School Dist.
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

So. California Edison Co.
P.O. Box 800
Rosemead, CA 91770

So. California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

Western Municipal Water Dist.
14205 Meridian Pkwy.
Riverside, CA

City of Riverside
Community Devel. Director
3900 Main St.
San Jacinto, CA 92583

So. California Edison Co.
P.O. Box 800
Rosemead, CA 91770

CM Consulting Inc.
attn: Charlene Kussner
30299 Buck Tail Dr.
Canyon Lake, CA 92587

Rick Engineering Co.
Attn: Nate Smith
1770 Iowa Ave., Suite 100
Riverside, CA 92507

Riverside Unified School Dist.
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

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3900 Main St.
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Riverside, CA 92507

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attn: Charlene Kussner
30299 Buck Tail Dr.
Canyon Lake, CA 92587



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.

TR36813/CZ07857
Project Title/Case Numbers

Deborah Bradford
County Contact Person

951-955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Peter Pitassi
Project Applicant

10621 Civic Center Drive, Rancho Cucamonga, CA 91730
Address

North of Van Buren Boulevard, east of Pick Place, and west of Whispering Spur Street.
Project Location

A schedule "B" subdivision of 38.3 acres into 38 residential lots, and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin, a Change of Zone to alter the zoning of the site from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) to One-Family Dwelling (R-1), and an Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$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: _____

FOR COUNTY CLERK'S USE ONLY

Please change deposit fee case# ZEA 42694 ZFG06077

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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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: PETER PITASSI \$50.00
paid by: CK 112
EA42694
paid towards: CFG06077 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 28, 2014 15:01
MGARDNER posting date May 28, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

development pattern in the area and complies with the County of Riverside's General Plan and Zoning Ordinance.

Airport Influence Area ("AIA")

The project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017 File No. ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft. In addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area.(COA 10. PLANNING 23.)

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum). |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) to the east, south, and west. The City of Riverside to the north. |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1). |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural, 5-acre minimum (R-A-5) and the City of Riverside to the north, One-Family Dwellings, 1-acre minimum (R-1-1) to the east and west, and Light Agriculture, 1-acre minimum (A-1-1) to the south. |
| 5. Existing Land Use (Ex. #1): | Vacant land |
| 6. Surrounding Land Use (Ex. #1): | Vacant land and the City of Riverside to the north and single-family residential to the east, west and south. |
| 7. Project Data: | Total Acreage: 38.3 |
| 8. Environmental Concerns: | See Attached Environmental Assessment. |

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42694**, 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 an **EXCEPTION** to Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width, based on the findings incorporated in the initial study and this staff report and the conclusion that the project will not have a significant effect on the environment; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7857 to change the project site's Zoning Classification from Residential Agriculture, 1-acre minimum (R-A-1), Residential Agriculture, 5-acre minimum and One Family Dwelling, 1-acre minimum (R-1-1) **to** One Family Dwelling (R-1) in accordance with Exhibit #3, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36813, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential, 1-acre minimum (RC: VLDR) as reflected in Lake Mathews/Woodcrest Area Plan.
2. The proposed project is to allow for the subdivision of a 38.3-acre site into 38 single family residential lots, a density of one dwelling unit per acre. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation, which encourages detached single family residences on large parcels of 1 to 2 acres. Although all of the proposed lots are not one-acre in size, the lots range in size from minimum of 0.5 acres to 2.5 acres and will be developed with single-family residential units. The Project site will have larger lots along the east, west and northern portions of the site. Interior lots will be smaller. However, with the incorporation of the required setbacks and the open-space areas located around the perimeter of the site, the project area will be compatible with the development pattern within the vicinity of the site. The Land Use Element Table LU-4 footnote 3, encourages clustering in all residential designations as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The project site has a ratio of 38-acres/38 dwelling units. Therefore, with the clustering of the lots, the Project is consistent with this land use designation and applicable policies of the General Plan.
3. The project site is surrounded by Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) to the east, south, and west. The City of Riverside to the north.
4. The Zoning Classification for the subject site is Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1).
5. The proposed Zoning Classification for the subject site is One-Family Dwellings (R-1 Zone).
6. The proposed subdivision, is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the R-1 Zoning Classification within Ordinance No. 348. The lots' configurations are primarily rectangular and exceed the minimum average width

of 60 feet; however parcels 10, 11 and 23 are more triangular in shape in that they are fronting on a cul-de-sac and a knuckle, which allows their frontage to be 35 feet, with which the lots are consistent. All lots exceed the depth of 100 feet and the minimum lot area of 7,200 square feet. The proposed project will conform to the development standards of One-Family Dwelling (R-1) Zoning Classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

7. The project site is surrounded by properties which are zoned Residential Agricultural, 5-acre minimum (R-A-5) and the City of Riverside to the north, One-Family Dwellings, 1-acre minimum (R-1-1) to the east and west, and Light Agriculture, 1-acre minimum (A-1-1) to the south.
8. The project site is surrounded by single-family residential development and is compatible with the development pattern of the surrounding neighborhoods.
9. 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, including 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.
10. The project site is located within a Very High/High Fire Hazard Area and is within the Local Responsibility Area ("LRA") for fire protection services. Being in a LRA is not subject to Title 14 requirements. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The following additional findings have been met:
 - a. The proposed Tentative Tract Map No. 36813 is for the subdivision of 38.3 gross acre site into 38 single-family residential lots. Proposed development of this project site is in compliance with sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, blue dot pavement marker, fire hydrants, and interior sprinkler system. Fire protection services can easily access the site, via Van Buren Boulevard.
 - b. Fire protection and suppression services are available for the site through the County of Riverside Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Van Buren Boulevard.
11. Based on review by staff and added Conditions of Approval the proposed Tentative Tract Map No. 36813 is consistent with the minimum improvements as outlined in Section 10.6 (Schedule "B" Subdivision) or Ordinance No. 460 as stated below:

- Streets - Condition of Approval 10. TRANS. 1, states 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. Condition of Approval 50.TRANS.14. and 50.TRANS. 15 pertains to the required road dedication for private streets A – D, which will be designed in compliance with the County's specifications for local streets and the maintenance of Van Buren Boulevard including paving, installation of curb and gutter and a meandering sidewalk along the 21 foot parkway. With these conditions the requirements of Ordinance No. 460 10.6 as it pertains to streets and street improvement have been met.
- Domestic Water – Condition of Approval 10. E. HEALTH 7. states that TR36813 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WQMD as well as all other applicable agencies. Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health. In addition, because the WMWD is regulated by the State, compliance with the requirements of California Administrative Code Title 22, Chapter 16 is required; therefore with this condition the requirements of Ordinance No. 460 Section 10.6 B. as it pertains to domestic water 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. Prior to installation, placement of markers must be approved by the Riverside County Fire Department. Condition of Approval 80. FIRE1. States that the 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. Conditions of Approval 50. FIRE 2 and 4, pertains to placing notes on the Environmental Constraints Sheet (ECS) with regards to the project site being located within a High/Very High Fire Hazard Area, secondary access and water system. Condition of approval 50. FIRE 5. requires that the developer furnish one copy of the water system plans to the Fire Department for review prior to recordation of the Map. These plans will conform to the hydrant type, location, spacing and minimum fire flow as stated in 10.6 which are the minimum requirements for protection facilities in residential zones. With these conditions of approval the requirements of Ordinance No. 460 Section 10.6 C. has been met.
- Sewage Disposal – Condition of Approval 10. E. HEALTH 5. will accept the review of the proposed use of an on-site wastewater treatment system based upon the preliminary onsite wastewater feasibility report. However, upon building submittal a detailed soils percolation report specific to each individual lot shall be prepared along with detailed contoured plot plans. Condition of Approval 80. E. HEALTH 2. requires detailed plans to be submitted showing the proposed subsurface sewage disposal system including the 100% expansion area. With these conditions of approval the proposed project meets the requirement of Ordinance No. 460 Section 10.6. D.
- Fences – Lot A, of TR36813 is for a bio-retention basin located along the southwestern corner of the project site. The proposed bio-retention basin will be enclosed with a six-foot-high tube steel fence located along the Van Buren parkway and up along private street A and along the northern boundary of the bio-retention basin to the six-foot-high concrete block wall installed along the western boundary of the site. The proposed meets the requirement of Ordinance No. 460 Section 10.6. E.

- Electrical and Communication Facilities – No electrical or communication facilities are proposed. The proposed project meets the requirement of Ordinance No. 460 Section 10.10. F.
12. The proposed project meets all the requirement of Ordinance No. 460 Section 7.1 as stated below:
- a) The proposed land division of a 38.3-acre site into 38 single-family residential lots and design and improvements of the proposed map are consistent with the General Plan in that the Land Use Designation of Rural Community: Very Low Density Residential encourages a density of 1 -2 dwelling units per acre, as proposed the subdivision will have an overall density of 1 dwelling unit per acre. There is no applicable Specific Plan.
 - b) The design of the proposed subdivision is in compliance with the development standards for lots located in the R-1 zoning classification in terms of shape and size. The lots proposed will be consistent with the development pattern in the project vicinity and the right-of-way improvements are consistent with the County of Riverside's road standards. The proposed project complies with this requirement.
 - c) The site of the proposed land division is physically suitable for the proposed type of development and the density of the development. The subdivision will be dividing a 38.3-acre site into 38 single-family residential lots. The smaller 0.5-acre plus lots will be clustered around the southern portion of the site and within the interior and the larger lots will be located along the north, east and western portions of the site. The lot sizes allow for plenty of area for the required setbacks and is suitable for development given the varied topography of the site. The overall density will result in one dwelling unit per acre and is compatible with the existing and planned surrounding land uses which consists of Very Low Residential Development land use designations which encourages detached single family residences on large parcels of 1 to 2 acres. The proposed subdivision will not result in an increase in density than what is allowed per the General Plan.
 - d) Environmental review of the proposed project determined that no significant environmental impacts would occur due to project implementation. A Mitigated Negative Declaration has been prepared which has determined that the design of the proposed map and proposed improvements will result in no environmental damage, that no fish, or wildlife or their habitat will be damaged, and that no serious public health problems will be caused as a result of this land division or types of improvements proposed.
 - e) The land division is located within a High Fire Hazard Area; however, emergency vehicles can easily access the project site from Van Buren Boulevard. Fire Department conditions of approval, such as entry gates, fire hydrants, interior sprinklers, blue dot reflectors will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault, there is no potential for liquefaction and is not located in a subsidence area. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
 - f) Two public utility easements and a Western Municipal Water District right-of-way easement currently exist on the project site but will be vacated. The design of the

tentative tract map and improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision.

13. The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. The proposed Project will impact approximately 0.699 acres of habitat defined as Riverine by the MSHCP and will be required to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing and permanent fencing. Approximately 0.242 acre of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre of impacts to the California Department of Fish and Wildlife jurisdictional areas. Permits/Agreements for activities within the streambed/wetlands will be required as well as Riverside County conditions of approval to ensure consistency with all applicable Multipurpose Open Space policies.
14. In accordance with AB52, requests for notification were sent to four tribes on July 13, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. During consultation, Soboba requested native monitoring of the project during grading activities. Pechanga told Planning that the project is within a cultural landscape and the landscape is a Tribal Cultural Resource.
15. This project is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The applicant met with City Staff to discuss the proposed project and its relationship with the City's General Plan and Zoning Ordinance. The City of Riverside's land use designation for the project site is Hillside Residential (HR) which allows for 0.50 dwelling units per acre. The proposed project with an overall density of one dwelling unit per acre would not result in an inconsistency with the City's land use designation. For these reasons, the project conforms to the MOU.
16. Ordinance No. 460 Section 3.8 C. states that when lots greater than 18,000 square feet are proposed the depth shall not exceed 4 times the width. There are special considerations in regards to exceptions to this requirement due to the topography and location and surroundings of the proposed subdivision. The applicant is accordingly requesting a waiver from this provision for Lots 9, 10, 11, 12 and 15 in that they do not meet the width-to -depth ratio due to the existing topographic conditions and street configurations. The lots are located at cul-de-sacs and knuckles where lot frontage is reduced and the depth is necessary to comply with maximum street lengths to meet requirements of the Riverside County Fire Department. Strict application of the lot depth requirements would deprive the owner of privileges enjoyed by other property owners in the vicinity within the One-Family Dwellings (R-1) Zoning Classification.
17. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017 File No. ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In

addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. .(COA 10. PLANNING 23.)

18. Environmental Assessment No. 42694 identified the following potentially significant impacts:

- a. Biological Resources
- b. Hydrology / Water Quality
- c. Noise

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Zoning Classification of One-Family Dwellings (R-1 Zone) of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule B map requirements of Ordinance No. 460, and with all other applicable provisions of Ordinance No. 460.
4. The proposed project will not have a significant effect on the environment in that Environmental Assessment No. 42694, concluded that based on the finding incorporated in the initial study that the project will not have a significant effect on the environment
5. The project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
6. The public's health, safety, and general welfare are protected through project design.
7. The proposed project is clearly compatible with the present and future logical development of the area.
8. 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:

CHANGE OF ZONE NO. 7857 and TENTATIVE TRACT MAP NO. 36813

Planning Commission Staff Report: November 1, 2017

Page 9 of 9

- a. A 100-year flood plain; or
 - b. A County Service Area; or
 - c. A Fault Zone; or
 - d. An area subject to Liquefaction; or
 - e. An area subject to Subsidence; or
 - f. An Agricultural Preserve.
3. The project site is located within:
- a. The City of Riverside's sphere of influence; and
 - b. An Airport Influence Area; and
 - c. A Very High Fire Hazard Area; and
 - d. The Stephens Kangaroo Rat Fee Area; and
 - e. The Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Nos. 273-450-002, 273-450-003, 273-450-017, 273-450-018, and 273-450-019.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07857 TR36813
VICINITY/POLICY AREAS

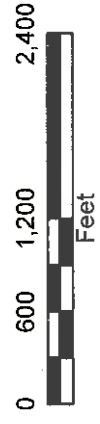
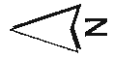
Supervisor: Jeffries
 District 1

Date Drawn: 06/12/2017
 Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



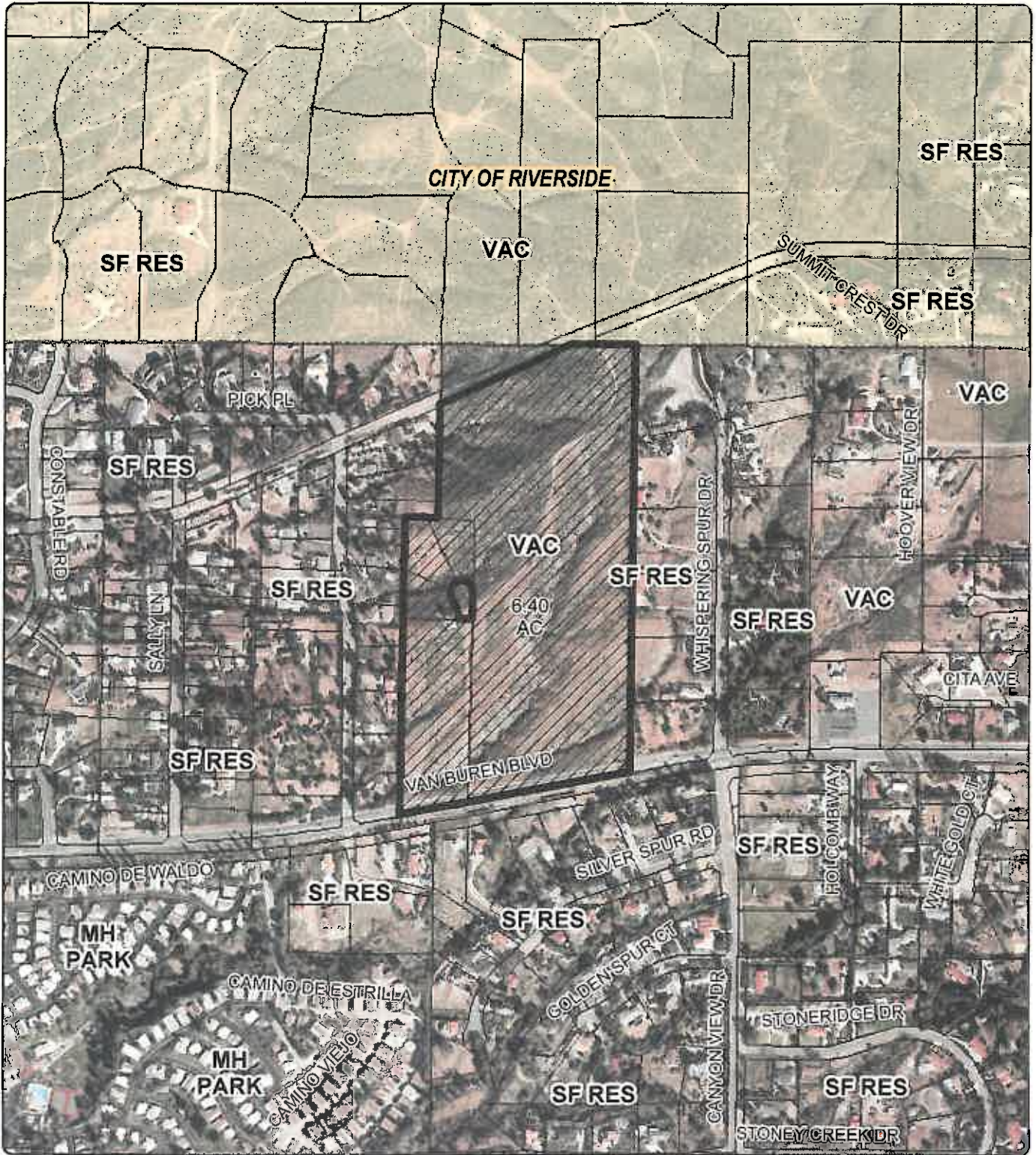
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan provides the land use designations for unincorporated Riverside County for the planning horizon of 2011. The County of Riverside is not responsible for the accuracy of the information shown on this map. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3000 (Western County) or in San Dimas at (951)965-4277 (Eastern County) or Website.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07857 TR36813

Supervisor: Jeffries
District 1

Date Drawn: 06/13/2017
Exhibit 1

LAND USE



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)853-8277 (Eastern County) or Website <http://planning.rctmva.org>

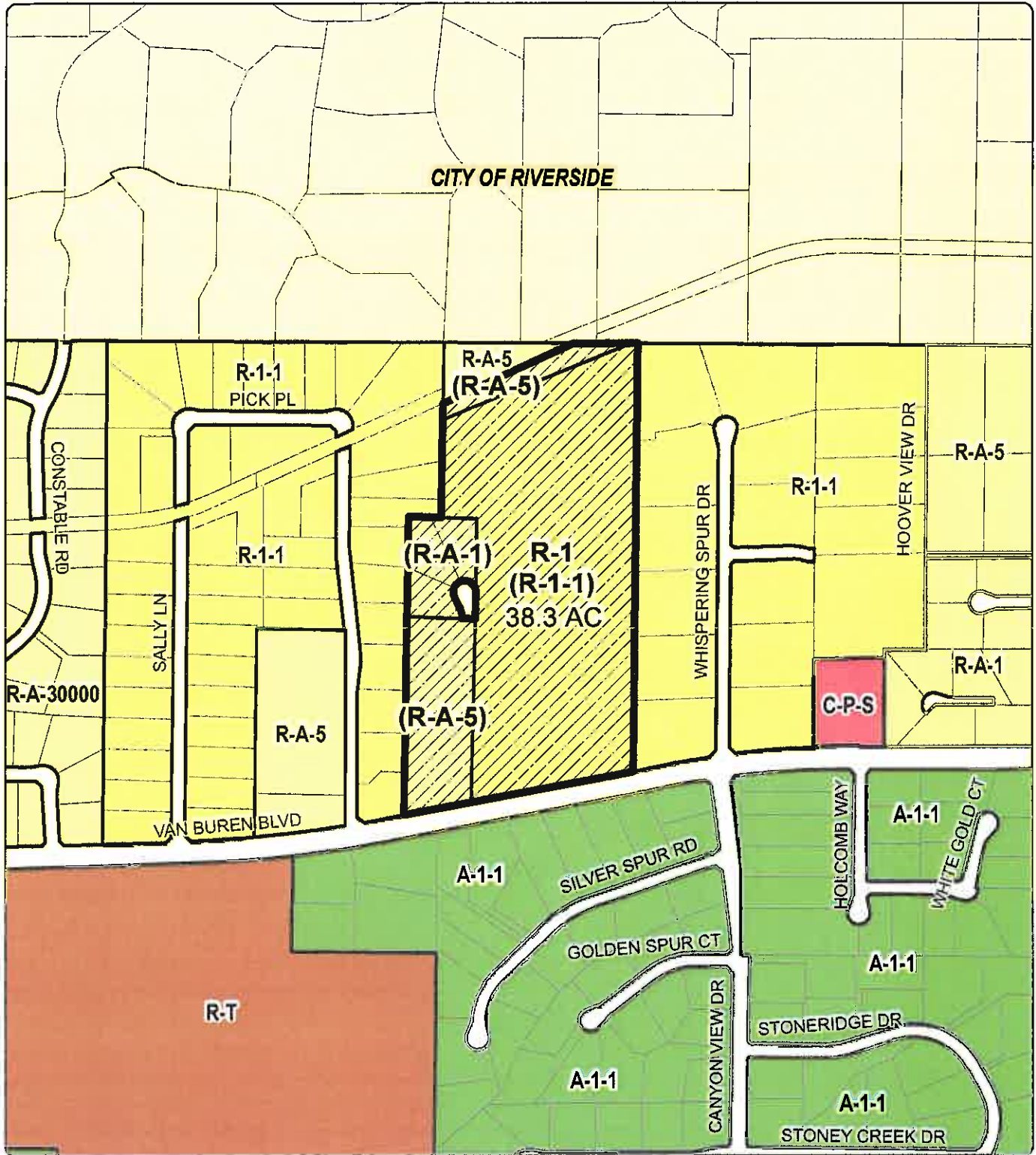
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07857 TR36813

PROPOSED ZONING

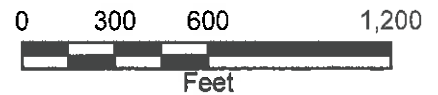
Supervisor: Jeffries
District 1

Date Drawn: 06/13/2017
Exhibit 3



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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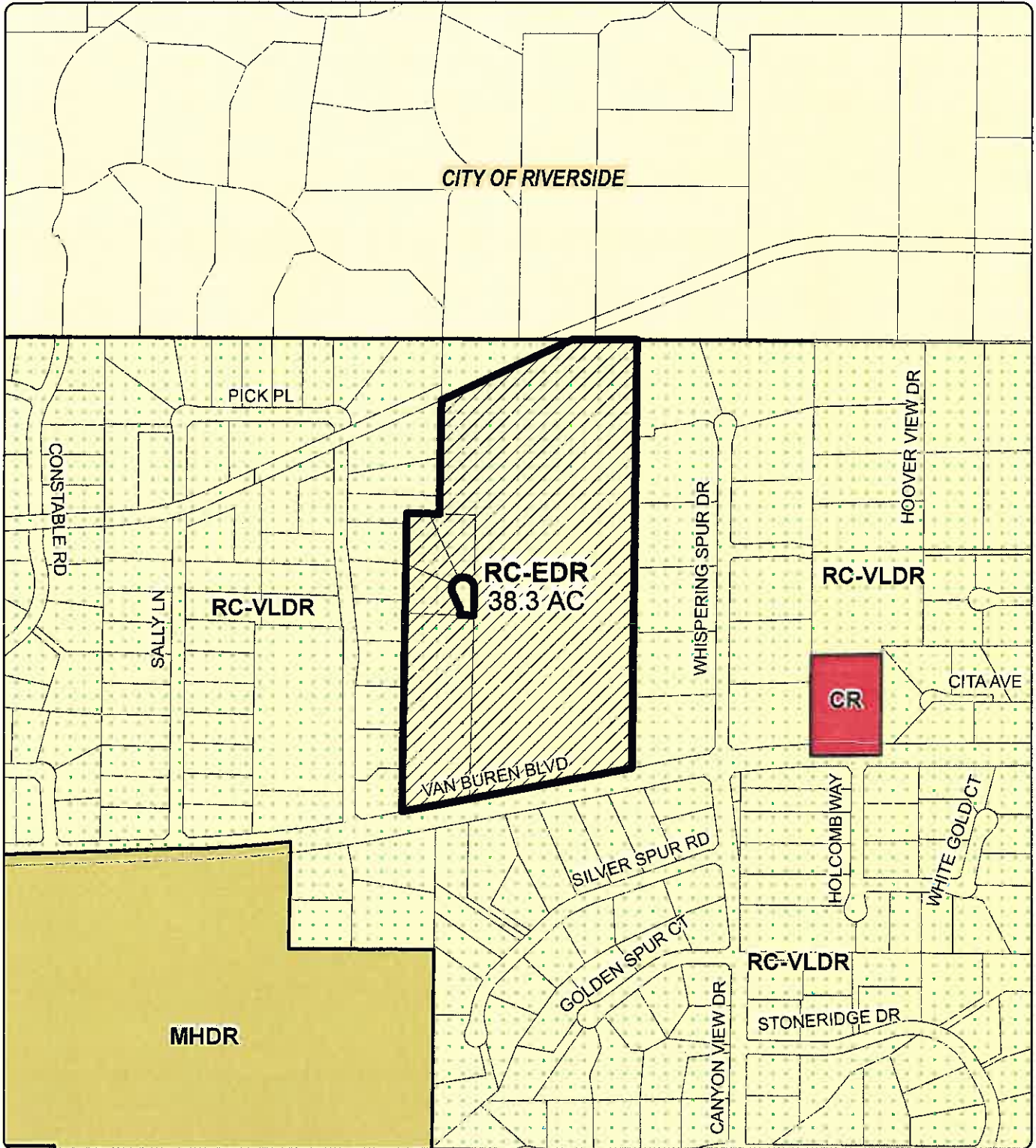
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07857 TR36813

EXISTING GENERAL PLAN

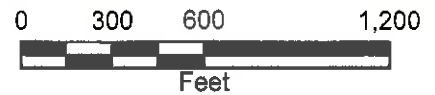
Supervisor: Jeffries
District 1

Date Drawn: 06/13/2017
Exhibit 5

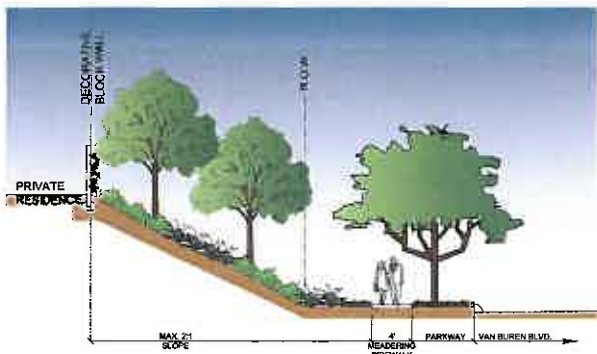


Zoning Dist: Lake Mathews

Author: Vinnie Nguyen

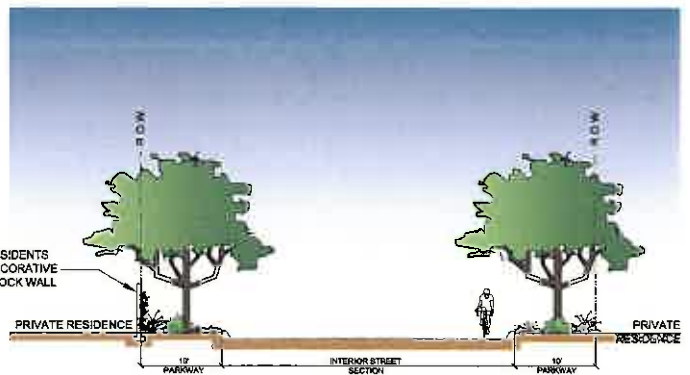


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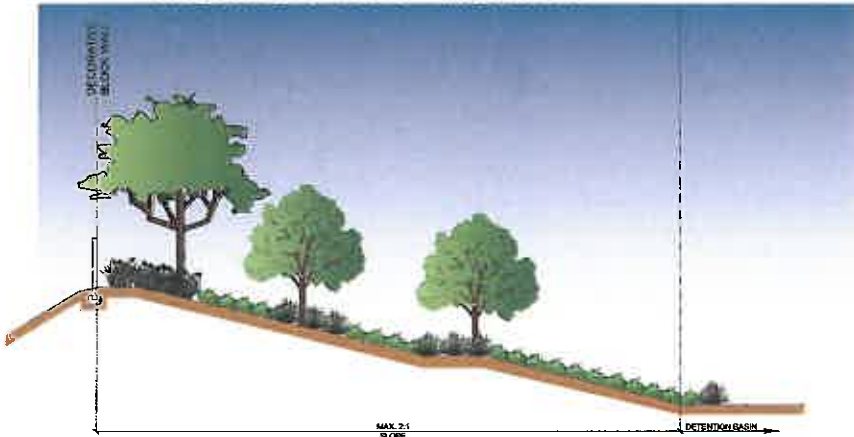
VAN BUREN BLVD. LANDSCAPE SECTION A-A

N.T.S.
 VAN BUREN BOULEVARD RIGHT OF WAY PLANT MATERIAL TO INCLUDE PAIRS OF STREET TREES AND THE COMBINED USE OF GROUNDCOVER AND LOW SHRUBS. IMMEDIATELY BEHIND RIGHT OF WAY THE PLANT MATERIAL WILL BE A COMBINATION OF INTERIOR SLOPE TREES, EROSION CONTROL TREES, GROUNDCOVER, SHRUBS, AND A VINE SPACED EVERY 10' O.C. ALONG PERIMETER WALL. REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS



INTERIOR STREET LANDSCAPE SECTION B-B

N.T.S.
 INTERIOR STREET RIGHT OF WAY PLANT MATERIAL TO INCLUDE A STREET TREE (ONE FOR TYPICAL LOTS AND THREE FOR CORNER LOTS) AND THE COMBINED USE OF GROUNDCOVER, SHRUBS, AND VINES (WHERE REQUIRED). REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS.



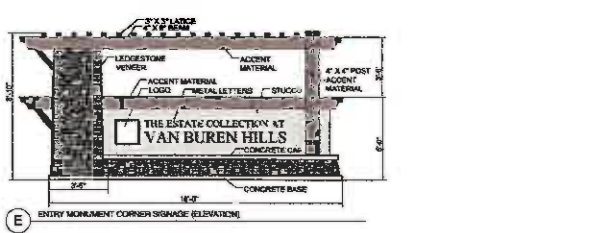
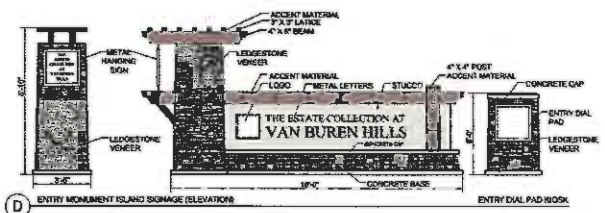
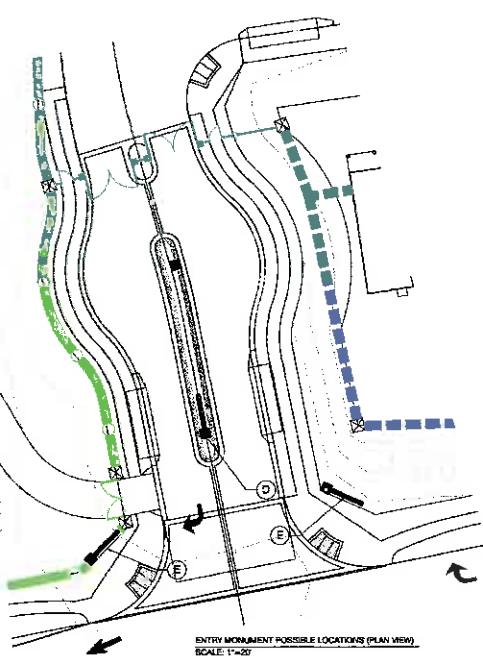
DETENTION BASIN SECTION C-C

N.T.S.
 DETENTION BASIN PLANT MATERIAL TO INCLUDE LARGE SCALE TREES AND AN ASSORTMENT OF DROUGHT TOLERANT SHRUBS AND GROUNDCOVER. GROUNDCOVER TO BE PLANTED IN MASSING TO PROTECT THE SLOPE, AND SHRUBS TO BE PLANTED WITH A GENEROUS O.C. SPACING TO REFLEX A NATURAL DESERT-SCAPE DESIGN. REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN FOR PROPOSED LIST OF PLANTS.

ALL PLANTS SHALL BE SPECIFIED PER HYDROZONE WATER REQUIREMENTS.

Riverside County Ordinance 588 Landscape Water Use Calculations
 Tr. 36813- The Estate Collection at Van Buren Hills

1 Maximum Annual Water Allowance (MAWA)		MAWA = 5,282.616 cu ft/yr
2 Estimated Annual Water Use (EAUW)		EAUW = 1,085.977 cu ft/yr
3% Hydrozone #1 - 300' Slopes	INPUT: Plant Factor = 0.5	OUTPUT: Maximum Annual Water Allowance = 2,641.258
INPUT: Maximum Annual Water Allowance = 2,641.258	INPUT: Hydrozone irrigation efficiency = 0.7	OUTPUT: EAUW = 1,828.881
4% Hydrozone #2 - 10% Slopes	INPUT: Plant Factor = 0.5	OUTPUT: Maximum Annual Water Allowance = 1,320.629
INPUT: Maximum Annual Water Allowance = 1,320.629	INPUT: Hydrozone irrigation efficiency = 0.7	OUTPUT: EAUW = 924.440
Hydrozone #3 - no plant material	INPUT: Plant Factor = 0	OUTPUT: Maximum Annual Water Allowance = 0
INPUT: Maximum Annual Water Allowance = 0	INPUT: Hydrozone irrigation efficiency = 0.7	OUTPUT: EAUW = 0
Subtotal EAUW = 1,085.977 cu ft/yr		
Input Irrigation System Operation Factor = 0.85		
Final EAUW = 1,253.568		
MAWA - EAUW = 4,029.048		
(This number must be positive)		
PERCENTAGE OF WATER SHAVED RELATIVE TO MAX ALLOWED = 24%		



Site Plan Detail Exhibits
 Tract 36813
The Estate Collection at Van Buren Hills

Van Buren Blvd, Riverside, California

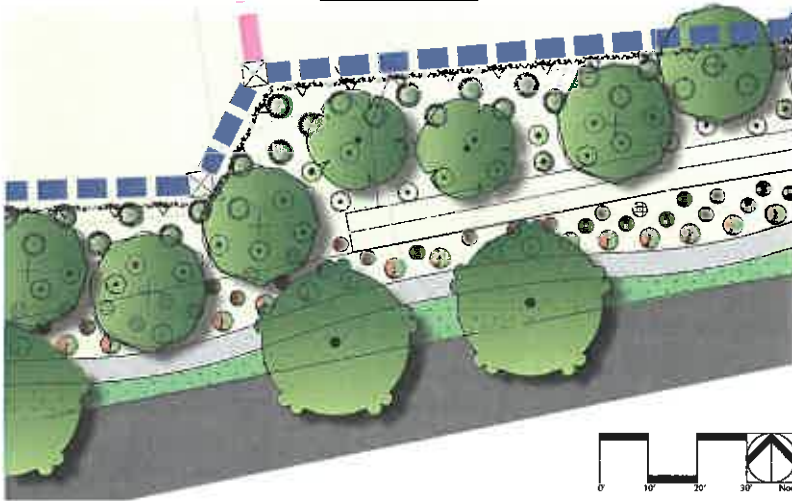
RHA PROJ# 14130
 AUGUST 28, 2015

L-2

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ALL PLANTS SHALL BE IRRIGATED PER HYDROZONE WATER REQUIREMENTS.

VAN BUREN PLANTING



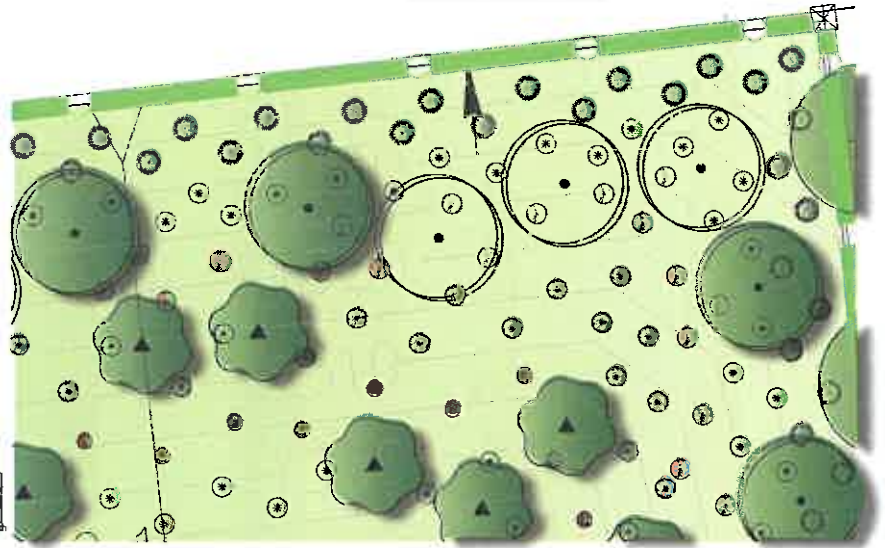
VAN BUREN TYPICAL PALETTE

- GINKGO BILOBA 'SARATOGA' 'MAIDENHAIR TREE'
- LAGERSTROEMIA INDICA 'TUSCARORA' 'GRAPE MYRTLE' MULTI-TRUNK
- PLATANUS RACEMOSA MULTI-TRUNK 'CALIFORNIA SYCAMORE'
- LIGUSTRUM JAPONICUM 'TEXANUM' 'TEXAS PRIVET'
- RHAPHOLEPIS INDICA 'JACK EVANS' 'INDIAN HAWTHORNE'
- PITTOSPORUM TOBIRA 'SHIMA' 'CREAM DE MINT DWARF MOCK ORANGE'
- SALVIA LEUCANTHA 'MEXICAN SAGE'
- BERBERIS THUNBERGII 'CRIMSON PYGMY' 'JAPANESE BARBERRY'
- ACACIA REDOLENS 'LOW BOY' 'LOW BOY ACACIA'
- ROSMARINUS O. 'PROSTRATUS' 'PROSTRATE ROSEMARY'
- PARTHENOCCISSUS TRICUSPIDATA 'BOSTON IVY'

DETENTION BASIN PLANTING

DETENTION BASIN TYPICAL PALETTE

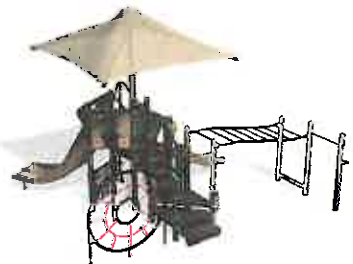
- RJULIS LANCEA 'AFRICAN SUMAC'
- GLEDITSIA TRIACANTHOS 'HONEY LOCUST'
- BACCHARIS SARATHROIDES 'DESERT BROOM'
- CISTUS X PURPUREUS 'ORCHID ROCK ROSE'
- MUELENBERGIA CAPILLARIS 'PINK MUFFLY'
- HELICTOTRICHON EMPERVIRENS 'BLUE OAT GRASS'
- MYOPORUM PARVIFOLIUM 'MYOPORUM'





POCKET PARK PALETTE

-  STREET TREE- REFER TO CONCEPTUAL LANDSCAPE MASTER PLAN
-  FISTACIA CHINENSIS "CHINESE PISTACHE"
-  LIQUSTRUM JAPONICUM TEXANUM TEXAS PRIVET
-  NANKINIA D. COMPACTA HEAVENLY BAMBOO
-  RHAPHIOLEPIS INDICA JACK EVANS INDIAN HAWTHORNE
-  PITOSPORUM TOBIRA SHIMA CREAM DE MINT DWARF MOCK ORANGE
-  BERBERIS THUNBERGII CRIMSON PYGMY JAPANESE BARBERRY
-  CALLISTEMON CITRINUS LITTLE JOHN DWARF BOTTLEBRUSH
-  ROSMARINUS O. PROSTRATUS PROSTRATE ROSEMARY
-  PARTHENOCESSUS TRICUSPIDATA BOSTON IVY



LANDSCAPE MAINTENANCE:

ALL LANDSCAPE, WITH THE EXCEPTION OF OWNER MAINTAINED LOTS SHALL BE CSA MAINTAINED OR HOA MAINTAINED.

IRRIGATION STATEMENT:

THE PROPOSED IRRIGATION PLAN FOR THIS PROJECT, VAN BUREN HILLS - RIVERSIDE, WILL COMPLY WITH ORDINANCE 889 BY USING AN ET-EFFICIENT (SMART) IRRIGATION CONTROLLER COMBINED WITH A RAIN SENSOR AND FLOW SENSOR. DRIP IRRIGATION WILL BE APPLIED TO ALL SHRUB AREAS TO INCREASE IRRIGATION EFFICIENCY. SOLATION VALVES WILL BE INSTALLED STRATEGICALLY TO ALLOW FOR MORE EFFICIENT SYSTEM MAINTENANCE.

VINE NOTE:

ALL WALLS ABOVE 48" AND EXPOSED TO PUBLIC VIEW SHALL BE PLANTED WITH A (1) GALLON BOSTON IVY PARTHENOCESSUS TRICUSPIDATA AT 10' O.C.

MULCH:

A 3" LAYER OF MULCH WILL BE INSTALLED IN ALL PLANTER AREAS EXCEPT GROUND COVER AREAS WHICH WILL RECEIVE 2" LAYER OF MULCH. LINEAR ROOT BARRIERS: ALL TREES WITHIN 6' OF HARDSCAPE AND WALLS SHALL HAVE ROOT BARRIERS INSTALLED.

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO ORDINANCE 889 3; ORDINANCE 461; PROJECT CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCE BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

ALL PLANTS SHALL BE IRRIGATED PER HYDROZONE WATER REQUIREMENTS.

Riverside County Ordinance 889 Landscape Water Use Calculations			
Tr. 36813- The Estate Collection at Van Buren Hills			
1	Maximum Annual Water Allowance	DEMAND	Pocket Park
	INPUT: net total square footage of landscape =	7,255	sq. ft.
	INPUT: net total sq. ft. to be irrigated =	7,255	sq. ft.
	MAXIMUM =	17,885	gal/yr
2	Equipment Allowed Water Use	DEMAND	
40% Hydration #1 - Best Practice	INPUT: Plant Factor =	0.3	
	INPUT: square footage of landscape =	7,255	sq. ft.
	INPUT: Hydration Efficiency =	0.8	gal/yr
	OUTPUT =	11,227	gal/yr
40% Hydration #2 - Low Water Use	INPUT: Plant Factor =	0.25	
	INPUT: square footage of landscape =	7,255	sq. ft.
	INPUT: Hydration Efficiency =	0.8	gal/yr
	OUTPUT =	8,100	gal/yr
Hydrozone #3 - no plant material	INPUT: Plant Factor =	0	
	INPUT: square footage of landscape =	0	sq. ft.
	INPUT: Hydration Efficiency =	0.8	gal/yr
	OUTPUT =	0	gal/yr
	Sub Total (ESMU) =	15,327	gal/yr
	Irrigation System Operation Factor =	0.99	
	Total Allowed =	15,174	gal/yr
	MAXIMUM =	17,885	gal/yr
	(Use number closest to permitted)		
	PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED =	15%	



Park Plan Enlargement
Tract 36813
The Estate Collection at Van Buren Hills

Van Buren Blvd, Riverside, California





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR 36813, CZ 7857, and Exception to Ordinance No. 460

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: Deborah Bradford Title: Contract Project Planner Date: August 29, 2017

Applicant/Project Sponsor: Peter Pitassi Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Revised: 08/29/17
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42694 ZCFG6077

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42694
Project Case Type (s) and Number(s): TR36813 and CZ7857
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford, Contract Planner
Telephone Number: (951) 955-6646
Applicant's Name: Peter Pitassi
Applicant's Address: 10621 Civic Center Drive, Rancho Cucamonga, CA 91730

I. PROJECT INFORMATION

Project Description: The proposed project consists of: **Change of Zone No. 7857** to change the project site's Zoning Classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) **to** One-Family Dwelling (R-1) and **Tentative Tract Map No. 36813** a Schedule "B" subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin. An **Exception** to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

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

B. Total Project Area: 38.3 acres

Residential Acres: 38.3	Lots: 38 and four lettered lots.	Units: 38	Projected No. of Residents: 127 ¹
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 273-450-002, 003, 017, 018, and 019

Street References: North of Van Buren Boulevard, east of Pick Place, and west of Whispering Spur Street.

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 27, Township: 3S and Range: 5W

E. Brief description of the existing environmental setting of the project site and its surroundings: The subject property is comprised of approximately 38.3 acres of undeveloped land. Topography of the site is generally hilly with large boulders and rock out croppings. Elevations at the site range from approximately 1,284 to 1,456 feet above mean sea level (msl). Drainage within the subject property generally flows to the west. The site is currently bordered by single family residences and open land. Most of the vegetation on the site consists of sparse to moderate amounts of annual weeds/grasses, along with some scattered trees.

¹ ¹ Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (38 dwelling units) x (3.34 Average Household Size by Area Plan) = 127 persons generated.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42694
Project Case Type (s) and Number(s): TR36813 and CZ7857
Lead Agency Name: Riverside County Planning Department
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I. PROJECT INFORMATION

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Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 273-450-002, 003, 017, 018, and 019

Street References: North of Van Buren Boulevard, east of Pick Place, and west of Whispering Spur Street.

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 27, Township: 3S and Range: 5W

E. Brief description of the existing environmental setting of the project site and its surroundings: The subject property is comprised of approximately 38.3 acres of undeveloped land. Topography of the site is generally hilly with large boulders and rock out croppings. Elevations at the site range from approximately 1,284 to 1,456 feet above mean sea level (msl). Drainage within the subject property generally flows to the west. The site is currently bordered

¹ Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (38 dwelling units) x (3.34 Average Household Size by Area Plan) = 127 persons generated.

by single family residences and open land. Most of the vegetation on the site consists of sparse to moderate amounts of annual weeds/grasses, along with some scattered trees.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Lake Mathews/Woodcrest Area Plan of the Riverside County General Plan. The Project site's land use designation is "Rural Community: Very Low Density Residential (RC: VLDR). This land use designation encourages the development of single-family detached residences on large parcels of 1 to 2 acres. The Project site is not located within a policy area. The Project site is located within the Sphere of Influence of the City of Riverside. The Project would be consistent with the City of Riverside sphere of influence policies and land use designation for the site. The Project site does not fall within a General Plan Policy Overlay Area.
2. **Circulation:** The Project has adequate circulation facilities 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 is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. The proposed Project will impact approximately 0.699 acres of habitat defined as Riverine by the MSHCP and will be required to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing and permanent fencing. Approximately 0.242 acre of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre of impacts to the California Department of Fish and Wildlife jurisdictional areas. Permits/Agreements for activities within the streambed/wetlands will be required as well as Riverside County conditions of approval to ensure consistency with all applicable Multipurpose Open Space policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** With the incorporation of Mitigation Measures such as, the installation of barrier walls, types of windows installed, thickness of doors, roofing, and attic venting requirements will ensure that the development of the site will have less than significant impacts in terms of noise and will meet all applicable Noise Element policies.
6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** The proposed Project includes 0.25 acre park centrally located within the project site for both recreational purposes and promoting a healthy living

environment for its residents by encouraging physical activity. Therefore, the proposed Project will not conflict with the General Plan Healthy Communities policies.

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

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Rural Community: Very Low Density Residential

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Mathews/Woodcrest

2. **Foundation Component(s):** Rural Community

3. **Land Use Designation(s):** Very Low Density Residential

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: R-1-1, R-A-1, and R-A-5

J. Proposed Zoning, if any: R-1

K. Adjacent and Surrounding Zoning: R-1-1 and A-1-1

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input checked="" 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.

Deborah Bradford

Signature

August 28, 2017

Date

Deborah Bradford

Printed Name

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

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is not located within the radius of the Mt. Palomar Observatory that would be subjected to the criteria of Ordinance No. 655 as it pertains to lighting standards. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

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

Mitigation: No Mitigation Required

Monitoring: No Monitoring 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?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-b) According to "Map My County" the Project site is designated as "Other Lands, Urban-Built Up Land". The Project site is zoned Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1) and is not subject to a Williamson Act Contract. No impacts will occur.

c) Directly south of the proposed Project is an area with the zoning classification of Light Agriculture, 1-acre minimum (A-1-1). As a standard condition of approval a note on the Environmental Constraints sheet shall state that specific lots within the Project site are within 300 feet of land zoned for primarily agricultural purposes and was not considered a nuisance prior to development of the site shall then be considered a nuisance after ultimate development of the site occurs. With the incorporation of Condition of Approval 50. PLANNING. 13., impacts will be less than significant.

d) Although the Project site is directly south of property with the zoning classification of Light Agriculture ultimate development of the site will not result in the conversion of farmland to a non-agriculture use in that much of the area's development pattern is transitioning to residential uses. Additionally, the land use designation for this property and property within the vicinity of the Project site is Rural Community: Very Low Density Residential (RC: VLDR) which encourages limited agricultural uses The Project will have no impacts in regards to this issue area in that limited agricultural uses are encouraged.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a). The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed Project will have no impact on land designated as forest land, timberland, or timberland zoned Timberland Production.
- b). According to the Lake Mathews/ Woodcrest Area Plan Land Use Map, the Project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed Project.
- c). The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. The Project will have no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts				
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 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 checked="" type="checkbox"/>	<input 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, Riverside County Transportation Department, Traffic Impact Analysis Preparation Guide, April 2008.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) An Air Quality Analysis was not required for this Project due to its small size. However, to determine air quality impacts Planning Staff reviewed the Air Quality analysis for a recently adopted Mitigated Negative Declaration for a County project on a 45.5 acre site with 138 single-family residential lots proposed. The analysis determined that the project's ultimate construction of the single family residences will be subject to SCAQMD Rule 403 for fugitive dust. Short-term emissions consist of fugitive dust and other particulate matter, as well as exhaust emission generated by construction-related vehicles. The maximum daily emissions for the larger project during construction compared the SCAQMD daily regional thresholds and determined that the project would not exceed any of the short-term thresholds and would have less than significant impacts. No mitigation was required. Because the proposed Project is significantly smaller and with the incorporation of condition of approval 10. BS GRADE. 8 in regards to fugitive dust, impacts will be considered less than significant.

c) The Project site is located within the portion of the South Coast Air Basin designated as a non-attainment area, under state and federal standards for ozone, PM-10, and PM-2.5. (AQMD, p. 2-1). Since the 138 unit project's emissions do not exceed SCAQMD established thresholds of significance as identified their Air Quality Analysis, we can determine that the smaller, proposed Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project's region is non-attainment. Therefore, impacts are less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as 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. While there are some residences nearby, the Project does not include any activities that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) The proposed Project will involve the construction of sensitive receptors (i.e. residences). However, there are currently no substantial point source polluters within a one mile radius of the Project. Therefore, impacts from point source polluters will be less than significant.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the Project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 21), approximately 63 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. However, given that these existing residences are located adjacent to Van Buren Boulevard an Urban Arterial Highway exposure to exhaust from vehicles and trucks occurs on a daily basis. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 Wildlife 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

List of Biological Reports prepared for TR36813 referenced in this section:

Habitat Assessment and MSHCP Consistency Analysis, Report Date: December 13, 2015, Prepared by Gonzales Environmental Consulting, LLC

Burrowing Owl and Nesting Bird Survey, Report Date: July 31, 2014, Prepared by VHBC, Inc.

Jurisdictional Delineation, Report Date: August 22, 2014, Prepared by Gonzales Environmental Consulting, LLC

Determination of Biologically Equivalent or Superior Preservation (DBESP), Report Date: Revised February 10, 2016, Prepared by Gonzales Environmental Consulting, LLC

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

a) The Project site consists of five parcels (APNs 273-450-002, -003, -017, -018, and -019). The Project site is located within the Lake Mathews/Woodcrest Area Plan and is not located within a criteria cell, cell group, subunit, or special linkage area. Therefore, the Project was not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or Joint Project Review (JPR). The Project is required to be consistent with Section 6.0 of the MSHCP. A consistency analysis is provided herein.

MSHCP Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)

The proposed Project will result in unavoidable impacts to 0.699 acre of habitat defined as Riverine by the MSHCP. Impacts will result from pad development and ingress/egress to the Project site. The Project is avoiding impacts to 0.117 acre of riverine habitat.

The DBESP report proposes the purchase of mitigation credits from the Riverside-Corona Resource Conservation District (RCRCD) at a 2:1 ratio for impacts to the 0.699 acre of Riparian habitat. In the event that in-lieu mitigation credits are not available for purchase from the RCRCD at the time of Project implementation, a Habitat Mitigation and Monitoring Plan (HMMP) will be required for site-specific restoration at a 2:1 mitigation to impact ratio. The DBESP report also proposed a deed restriction for the 0.117 acre of riverine habitat proposed for avoidance.

The Project has been conditioned prior to grading permit issuance by the County of Riverside to submit documentation that the appropriate mitigation credits have been purchased in accordance with the DBESP report updated in February 2016 prepared by Gonzales Environmental Consulting, Inc. The condition of approval includes the requirement for a HMMP in the event that in-lieu fee credits are unavailable for purchase from RCRCD.

The Project has been conditioned prior to map recordation by the County of Riverside to prepare an Environmental Constraints Sheet (ECS) to be included with the final map for the Riverine habitat planned for avoidance.

The Project has been conditioned prior to grading permit issuance for the installation of temporary fencing to protect the Riverine habitat planned for avoidance. The Project has also been conditioned prior to building permit issuance for the installation of a permanent fence to protect the Riverine habitat planned for avoidance.

The Project will be consistent with Section 6.1.2 of the MSHCP with adherence to Riverside County Conditions of Approval and with the completion of the required DBESP mitigation.

MSHCP Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The Project site is not located within a survey area Narrow Endemic Plant Species; therefore, no surveys were required. The Project is consistent with Section 6.1.3 of the MSHCP.

MSHCP Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

The Project site is not located adjacent to Public/Quasi-Public Conserved Lands or any other conservation area. The closest PQP Conserved Lands are located approximately one mile west of the Project site (Mockingbird Canyon Reservoir). The Project is not subject to the Urban/Wildlands Interface Guidelines. The Project is consistent with Section 6.1.4 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP Section 6.3.2 (Additional Survey Needs and Procedures)

The Project site is located within the required habitat assessment area for burrowing owl. Burrowing owl habitat assessment surveys and focused surveys were conducted in 2014 in accordance with the MSHCP Burrowing Owl Survey Instructions. Focused surveys were conducted on July 11, 12, 29, 30, and 31, 2014. One burrowing owl was observed on July 31, 2014 perched on a boulder outcrop; however, no active burrows were observed on the Project site. In accordance with MSHCP requirements for burrowing owl, the Project has been conditioned by the County of Riverside for a 30-Day Preconstruction Burrowing Owl Survey prior to grading permit issuance. The proposed Project is consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County Conditions of Approval.

The Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan with adherence to Riverside County conditions of approval. Impacts will be less than significant with adherence to Riverside County conditions of approval and with mitigation incorporated.

b) Stephens' kangaroo rat (*Dipodomys stephensi*), a federal endangered and state threatened species was observed on the Project site by VHBC, Inc. biologists in 2015.

The Stephens' kangaroo rat is relatively widespread throughout the MSHCP Area, but the main blocks of occupied habitat are concentrated in several Core Areas that must be conserved. The Stephens' kangaroo rat also requires species-specific monitoring and management to ensure its long-term viability in the MSHCP Area, including tracking population densities and maintaining sparse, open grassland habitats.

The Long term Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) provides Take Authorization for SKR within its boundaries. The MSHCP will provide Take Authorization for SKR outside the boundaries of the SKR HCP, but within the MSHCP Area boundaries. As set forth in Section 16.2 of the Implementing Agreement (Section 5.0 of the MSHCP, Volume I), the core reserves established by the SKR HCP will be managed as part of the MSHCP Conservation Area consistent with the SKR HCP. The Project site is located within the SKR Fee Area (Ordinance 633.10) and is required to pay a per acre development fee. 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.

Impacts related to endangered or threatened species will be less than significant after the payment of the required development fees.

c) As discussed in part a) herein, the Project site is located within the MSHCP required habitat assessment area for burrowing owl. Burrowing owl habitat assessment surveys and focused surveys were conducted in 2014 in accordance with the MSHCP Burrowing Owl Survey Instructions. Focused surveys were conducted on July 11, 12, 29, 30, and 31, 2014. One burrowing owl was observed on July 31, 2014 perched on a boulder outcrop; however, no active burrows were observed on the Project site. In accordance with MSHCP requirements for burrowing owl, the Project has been conditioned by the County of Riverside for a 30-Day Preconstruction Burrowing Owl Survey prior to grading permit issuance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts to 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 will be less than significant with adherence to Riverside County Conditions of Approval.

d) The Project site is not located within an MSHCP linkage area. The Project site is not located adjacent to an existing core or linkage.

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, the Project has been conditioned by the County of Riverside to conduct a pre-construction nesting bird survey prior to grading permit issuance if grading is planned to take place during the avian nesting season (February 1 through August 31).

Impacts related to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors will be less than significant with adherence to Riverside County conditions of approval.

e-f) As discussed in part a) herein, the proposed Project will result in unavoidable impacts to 0.699 acre of habitat defined as Riverine by the MSHCP Section 6.1.2. Impacts will result from pad development and ingress/egress to the Project site. The Project is avoiding impacts to 0.117 acre of onsite riverine habitat. The Project has been conditioned prior to grading permit issuance by the County of Riverside, as discussed in part a) herein, to provide proof of purchase of in-lieu fee mitigation credits, deed restriction, Habitat Mitigation and Monitoring Program (HMMP), environmental constraint sheet (ECS), temporary fencing, and permanent fencing.

The Jurisdiction Delineation prepared for the Project site measured 0.242 acre (4,687.38 linear feet) of impacts to U.S. Army Corps of Engineers and Regional Water Quality Control Board jurisdictional waters and 0.75 acre (4,687.38 linear feet) of impacts to CDFW jurisdictional areas.

Permits/Agreements for activities within the streambed/wetlands will be required by the California Department of Fish and Wildlife U.S. Army Corps of Engineers and California Regional Water Quality Control Board. Impacts will be less than significant with adherence to Riverside County conditions of approval and with the required permits for impacts to state and federal waters.

g) The Project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are present on the Project site. No impacts will occur.

Mitigation: Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

Monitoring: Staff from EPD shall review prior to the issuance of a grading permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. Results of this survey can be found in "PDA05015r3: Cultural resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Blvd. and Pick Place, Woodcrest, Riverside County", dated April 2017 and authored by Archaeological Associates. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed Project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>

Source: Project Application Materials

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there will be impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 Results of this survey can be found in "PDA05015r3: Cultural resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Blvd. and Pick Place, Woodcrest, Riverside County", dated April 2017

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and authored by Archaeological Associates. Although there will be impacts to archaeological resources, these resources were determined to not be significant resources. As such, impacts in this regard will be less than significant.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed Project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the Project site does not include a formal cemetery or any archaeological resources that might contain interred 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the Project property is currently not used for religious or sacred purposes. Therefore, the Project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10) Tribal Cultural Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a. Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

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

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to four requesting tribes on July 13, 2015. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. During consultation, Soboba requested native monitoring of the Project during grading activities as required by condition of approval 10. PLANNING. 21, to ensure that if any resource is uncovered during earthmoving activities the proper protocol will be incorporated. Pechanga told Planning that the Project may fall within a cultural landscape and that the landscape is a Tribal Cultural Resource. CEQA defines the term “tribal cultural resource” and delineates restrictions on the meaning of the term “cultural landscape.” Pursuant to Public Resources Code section 21074(a), “tribal cultural resources” consist of either of the following:

- “(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1”;
- “(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of [Public Resources Code] Section 5024.1.”

Regarding the application of the term “cultural landscape,” Public Resources Code section 21074(b) limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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geographically defined in terms of the size and scope of the landscape.” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources Code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a traditional cultural landscape. Based on the known village name and the Pechanga’s experience with the area, the Pechanga believe this cultural landscape to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a “tribal cultural resource.” Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074 and there is no evidence of any other tribal cultural resource on site, the Project will have no impacts on tribal cultural resources.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project				
11) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
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: GIS database, Geologist Comments, and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a - b) According to the Lake Mathews/ Woodcrest Area Plan and GIS database, there are no active fault zones within or near the Project site. However, the Project site is within the entire Southern California region is subject to secondary effects from earthquakes and the Project site may be subject to seismic ground shaking due to earthquakes. When construction is proposed, the California Building Code requirements pertaining to new development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

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

Monitoring: No Monitoring Required.

12) Liquefaction Potential Zone

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

Source: Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc. Riverside County General Plan Figure S-3 “Generalized Liquefaction”, and GIS database

Findings of Fact:

a) The Geotechnical Report prepared by Earth – Strata stated that due to the proposed structures being placed on compacted fill and the relatively low groundwater level and the dense nature of the deeper onsite earth materials, the potential for earthquake induced liquefaction and lateral spreading is considered very low to remote. Therefore impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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), Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) There are no known or potentially active faults that traverse the 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. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impact from seismic ground shaking would be less than significant

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

14) Landslide Risk

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Preliminary Geotechnical Report stated that the probability of the occurrence of landslides depends upon the severity of the earthquake, distance from faults, topography, the state of subsurface earth materials, groundwater conditions and other factors would determine the occurrence of this type of ground failure. However, due to the subsurface exploration, and laboratory testing all the potential for seismic induced landslides is considered unlikely. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15) Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Preliminary Geotechnical Report explains that the withdrawal of groundwater or oil from sedimentary earth materials can cause the collapse of pore space that was previously occupied by fluid which in turn results in the ground surface to subside resulting in damage to structures. No excessive withdrawal of fluids is planned in the vicinity of the proposed Project; therefore, the potential for subsidence is considered low to remote. Less than significant impacts will occur due to ground subsidence.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16) Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a) The Project site is at an elevation of more than 1,000 feet above mean sea level and is located more than 30 miles inland from the nearest coastline of the Pacific Ocean, the potential to seismically induced flooding due to a tsunamis is considered nonexistent. No enclosed bodies of water lie adjacent to or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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up gradient of the site, the likelihood for induced flooding due to seiche overcoming the dams freeboard is considered nonexistent and the likelihood of a major reservoir or retention system up gradient of the site would be compromised to a point of failure is considered remote. Lastly, no geological hazard will occur due to volcanic activity in that no volcanos exist in Southern California. No impacts will occur onsite due in regards to other geologic hazards.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, and Preliminary Geotechnical Interpretive Report, June 30, 2014 by Earth – Strata, Inc.

Findings of Fact:

a-b) The topography of the site is generally hilly with elevations ranging from 1,284 to 1,456 feet above mean sea level (msl). The topography of the site will be changing from that of a natural ungraded site to that of a graded site with building pads. Grading will be in keeping with the natural topography of the site. Cut and fill slopes will not be greater than 2:1 unless otherwise approved as required by condition of approval 10. BS. SAFETY. 9. Therefore, impacts related to these issue areas will be less than significant.

c) Presently, the Project site is vacant and no subsurface sewage disposal systems exists. As proposed the Project site will be served by individual septic systems. To ensure that the placement of these systems are located within an area that has adequate percolation to support these systems the applicant is required to submit a soils percolation report for each individual lot prior to the issuance of building permits. The Project will not result in grading that affects or negates subsurface sewage disposal systems. (COA 10. E HEALTH. 5). Less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

18) Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<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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where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection. Preliminary Geotechnical Interpretive Report, p.16, prepared by Earth – Strata, Inc., June 30, 2014.

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Condition of approval 10. BS GRADE. 7 requires that 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. Condition of approval 60. BS GRADE. 14 requires that the applicant obtain a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Geotechnical Study prepared for the Project site stated preliminary laboratory test results indicated onsite earth materials exhibited an expansion potential of VERY LOW and LOW as classified in accordance with the 2013 CBC Section 1803.5.3 and ASTM D4829-03. The report recommended that additional testing for expansive soil conditions should be conducted upon completion of rough grading. When the testing falls within the VERY LOW category, exhibiting an expansion indices of 20 or less as classified in the CBC, the design of slab on ground foundations are exempt from the procedures outlined in Sections 1808.6.1 or 1808.6.2. When the testing falls within the LOW category which exhibits an expansion indices greater than 20, special design considerations are required in accordance with CBC sections 1808.6.1 or 1808.6.2. With the incorporations of the recommendations in the Geotechnical Study and conditions of approval, impacts related to expansive soil will be less than significant.

c) The proposed Project is for the subdivision of a 38.3 acre site into thirty-eight (38) single-family residential lots. However, future development for the Project area will include on-site septic. To ensure that the Project site has soils that are adequate to support a septic system this Map was conditioned by the Environmental Health Department requiring that the applicant must submit to the Department of Environmental Health for review and approval a detailed soils percolation report specific to each individual lot (COA 10. E HEALTH.5). In addition, all grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

19) Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Implementation of the proposed Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the Project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

20) Wind Erosion and Blowsand from project either on or off site.

a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The Project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). In addition because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (COA.10 BS GRADE. 8.) With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

21) Paleontological Resources

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

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

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

a) 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 impacts to paleontological resources. However, if fossil remains are encountered during site development conditional of approvals shall be complied with to ensure any impacts remain less than significant. (COA 10. PLANNING 16.) This is a standard condition of approval and as such does not qualify as mitigation pursuant to CEQA. The Project will have a less than significant impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GREENHOUSE GAS EMISSIONS Would the project

22) 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: Greenhouse Gas Analysis for Tentative Tract Map No. 36813, prepared by Urban Crossroads, Haseeb Qureshi and Stephen Abille, April 16, 2015.

Findings of Fact:

a-b) The proposed Project is to allow for the subdivision of a 38.3-acre lot into 38 single-family residential lots with an overall density of 1 lot per acre. The proposed grading activity will be for the ultimate development of 38 single-family residences. A Greenhouse Gas Analysis was prepared for the proposed Project to evaluate Project related construction and operational emissions to determine the level of greenhouse gas (GHG) impacts as a result of constructing and operating the proposed Project. A screening threshold of 3,500 MTCO₂e per year for residential land uses was applied as an accepted County of Riverside threshold within the South Coast Air Basin and is based on the South Coast Air Quality Management District (SCAQMD) GHG screening threshold for stationary source emissions for non-industrial Project s. Based on this threshold the GHG analysis determined that the Project will result in approximately 731.51 MTCO₂e per year; therefore the proposed Project would not exceed the SCAQMD threshold of 3,500 MTCO₂e per year. Project-related emissions would not have a significant direct or indirect impact on GHG and climate change; therefore, less than significant impacts will occur due to Project implementation.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
23) Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of thirty eight (38) residential lots; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 22a, the Project does not engage in activities with risk of upset. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area and the Project therefore includes adequate access for emergency response vehicles and personnel. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

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

Monitoring: No Monitoring Required

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

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-c) The proposed Project site is located approximately 7.4 miles west of the March Air Reserve Base within Zone E of the Airport Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on June 8, 2017, ZAP1263MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. In addition, the bio-retention basin on-site shall be designed to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The basin shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio-retention basin in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify potential buyers of the proposed lots and future tenants of the homes that the property is presently located in the vicinity of an airport influence area. Given that the proposed Project was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and, with adherence to the conditions recommended by the Airport Land Use Commission (ALUC) Director and incorporated as a standard condition of approval, impacts will be less than significant in regards to these issue areas. (COA 10. PLANNING. 23.)

d) The Project site is not located within the vicinity of a private airstrip or heliport. Accordingly, the proposed Project would not result in a safety hazard for people living or residing in the Project area. No impact would occur.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Required.

25) Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a Local Responsibility Area (LRA) and therefore has the possibility to 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. Because the Project site is located within an LRA Title 14 requirements do not apply. However, Ordinance No. 460 does not distinguish between State Responsibility and Local Responsibility areas in terms of secondary access, construction materials, and location of fire hydrants, water systems and fire flow. The proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. These conditions address the location of blue dot reflectors, fire hydrants, construction materials, secondary access, interior sprinkler system, and the Environmental Constraints Map with notations referring to Very High Fire Hazard Area. With these conditions of approval impacts as they relate to this issue area will be less than significant. (COA 10.FIRE. 1, COA. 50. FIRE. 2 and 4, COA 80. FIRE. 1 and 2).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project

26) Water Quality Impacts

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition. Hydrologic and Hydraulic Analysis for Van Buren Hills, July 1, 2016, Prepared by Rick Engineering Company. Preliminary Geotechnical Report, prepared by Earth-Strata, Inc., June 30, 2014. Riverside County Lake Mathews/Woodcrest Area Plan, Figure 10, Special Flood Hazard Areas, and Riverside County General Plan Figure S-9, Special Flood Hazard Areas and Figure S-10, Dan Failure Inundation Zones.

Findings of Fact:

a) The proposed Project is to allow for the subdivision of a 38.3 acre site into 38 single-family residential lots. In addition there will also be a 3-acre bio-retention basin located along the southwest portion of the Project site. Although only a map and change of zone are being considered for approval at this time, single family residences are a use by right in the zone, and ultimate development of the project site will likely be for the construction of 38 single-family residences. The Hydrology report prepared for the Project stated, "In the post- Project condition, the general flow paths of the four drainage patterns throughout the site will be maintained..." Because the natural drainage will be maintained adjacent properties will not be impacted by an increased drainage flow than what is currently existing. Condition of approval 10. TRANS. 4 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by construction of adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. In addition, Condition of Approval 10. TRANS. 5 requires that the land divider accepts and properly disposes of all off-site drainage flowing onto or through the site. Several of the drainage areas on-site are required to obtain permits from the Army Core of Engineers (ACOE), State Department of Fish and Wildlife and the California Regional Water Quality Control Board With these standard conditions of approval and permits from outside agencies impacts in regards to the alteration of the course of a stream or river causes substantial damage to properties on or off-site will be less than significant.

b) As stated above, when grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration; however, localized groundwater could be encountered during grading activities and recommended subdrain systems be installed in all canyon areas, buttresses, fill over cut slopes,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or stabilization fills. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 25a. and b., the Condition of Approval 10. TRANS 4 and 5 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. Condition of approval 10. FLOOD RI. 3 requires that storm flow be contained within the curb or right-of-way dependent upon type of storm. If the criteria is exceeded additional facilities will be required to be installed. Development of this site would impact downstream property owners by increasing the rate and volume of flood flows. As a part of this Project the applicant is proposing that a 3-acre bio-retention basin be constructed along the southwestern portion of the site to ensure impacts to these properties are not increased due to Project implementation. Condition of approval 10 FLOOD RI. 12 requires that final design of the basin be determined at the improvement plan stage of this development and condition of approval 10. FLOOD RI. 13., requires that the basin and outlet structures must be capable of passing the 100-year storm without damage to the facility. Therefore, with the incorporation of the proposed mitigation measures the Project would not exceed the capacity of existing or planned stormwater drainage systems and therefore, impacts will be less than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

e-f) As indicated in the Lake Mathews/Woodcrest Area Plan Figure 10 Special Flood Hazards Area, the Project is not located in an area with the potential for flood hazards. The Project site is located within FEMA Flood Zone "X" unshaded which means that in terms of flood insurance it is available but is not required by regulation in these zones. Property could be subjected to damage by severe storms due to failure of local drainage system. However, as noted above condition of approval 10. FLOOD R1. 3, 12 and 13 requires that infrastructure is installed to ensure that flood flows are contained and do not impact downstream properties. In addition, the installation of the bio-retention basin will also ensure that storm waters are retained on site on would not result in damage to properties on or off-site. Therefore, impacts will be less than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

g) The proposed Project is to allow for the subdivision of a 38.3 acre lot into 38 single-family residential lots with an overall density of 1 acre lots. Ultimate development will be for the construction of 38 single-family residences. Because the development of the Project site will result in the soil disturbance of more than one acre, a SWPPP will be required (COA. 60. BS. GRADE. 1) and the incorporation of BMP's will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. Conditions of approval 10. TRANS. 4 and 5 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed Project will not substantially degrade water quality. Therefore, there would be a less than significant impact.

h) Future development of this Project site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, a 3-acre bio- retention basin will be constructed to ensure that properties off-site will not be impacted. As well as Condition of Approval 10. TRANS. 4 which requires the land divider to protect downstream properties from damages caused by the alteration of the drainage patterns by construction of adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. Therefore, impacts will be less

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than significant with the incorporation of this Mitigation Measure as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Mitigation: The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Monitoring: The Project monitoring will be administered through the Riverside County Flood Control and Water Conservation District.

27) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a-b) The proposed Project is to allow for the subdivision of a 38.3 acre lot into thirty eight (38) single-family residential lots. Future development will ultimately result in the construction of 38 single-family residences. A Jurisdictional Delineation Report, dated August 22, 2014 was prepared for the Project site which found that several drainage courses exist on-site and are under the jurisdiction of the Army Core of Engineers (ACOE), the California Department of Fish and Wildlife and the California Regional Water Quality Control Board. The Project will result in an alteration to these existing drainage courses and result in an increase to surface run-off and change in absorption rates; however, with the incorporation of conditions of approval and mitigation and the construction of the bio-retention basin impacts associated with this issue area will be less than significant. (COA 10. FLOOD RI. 3, 4, 12, 13, and 18, COA 10. TRANS. 4 and 5, COA 50. FLOOD RI. 12, COA 60. BS. GRADE 15, 60. EPD. 3 and 60. FLOOD RI. 10)

c) According to the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed Project will not change the amount of surface water in any water body, in that the closest body of water is Lake Mathews located approximately 3 miles southwest from the Project site and storm waters will be diverted to the bio-retention basin on site. No impact will occur.

Mitigation: The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

Monitoring: Riverside County Flood Control and Water Conservation District.

LAND USE/PLANNING Would the project

28) Land Use

a. Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed Project site is currently vacant land. The Project site has an existing General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR). The development pattern and surrounding land use designations are consistent with the proposed development of the Project site with single-family residential dwelling units. Therefore, impacts are less than significant.

b) The proposed Project site is located within the City Sphere of Influence of City of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The applicant met with City Staff to discuss the proposed Project and its relationship with the City's General Plan and Zoning Ordinance. The City of Riverside's land use designation for the project site is Hillside Residential (HR) which allows for 0.50 dwelling units per acre. The proposed project with an overall density of one dwelling unit per acre would not result in an inconsistency with the City's land use designation. (City of Riverside Land Use and Urban Design Element pg. LU. 134 No further discussion was warranted. Therefore, impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

29) Planning

a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The Project site is currently zoned Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 5-acre minimum (R-A-5), and One-Family Dwellings, 1-acre minimum (R-1-1). Although the proposed Project is not consistent with these zoning classifications, Change of Zone No. 7857 proposes to change the zoning to One-Family Dwelling (R-1). Upon approval of the zone Change, the proposed Project will be consistent with the new zoning classification and its development standards. Therefore, no impacts will occur.

b) Properties to the north are zoned Residential Agricultural, 5-acre minimum (R-A-5), to the east and west One-Family Dwellings, 1-acre minimum (R-1-1), and to the south, Light Agriculture, 1-acre minimum (A-1-1). The proposed Project's change of zone will be compatible with the density and residential uses in the Project area. Impacts will be less than significant.

c) Existing land uses surrounding the Project site to the east, west and south are residential uses. The General Plan's land use designation for this Project area is for single-family detached residential development on large parcels of 1-2 acres. Future development of 38 single-family residences on the 38.3 acre site will be compatible with existing and future land uses in the area. The proposed Project will have less than significant impacts.

d) The proposed project is to allow for the subdivision of a 38.3-acre site into 38 single family residential lots, a density of one dwelling unit per acre. The proposed project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation, which encourages detached single family residences on large parcels of 1 to 2 acres. Although all the proposed lots are not one-acre in size, the lots range in size from minimum of 0.5 acres to 2.5 acres and will be developed with single-family residential units. The Project site will have larger lots along the east, west and northern portions of the site. Interior lots will be smaller. However, with the incorporation of the required setbacks and the open-space areas located around the perimeter of the site, the project area will be compatible with the development pattern within the vicinity of the site. The Land Use Element Table LU-4 footnote 3, encourages clustering in all residential designations as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The project site has a ratio of 38-acres/38 dwelling units. Therefore, with the clustering of the lots, the Project is consistent with this land use designation and applicable policies of the General Plan. No impact will occur.

e) The proposed Project will not disrupt or divide the physical arrangement of an establish community. Therefore, there will be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
30) Mineral Resources				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
31) Airport Noise				
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

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

a) The proposed Project site is located approximately 7.5 miles west of March Air Reserve Base and is located within Zone E of the Airport Compatibility Plan. The noise impact in this zone is listed as low and is beyond the 55-CNEL contour. Occasional overflights may be intrusive to some outdoor activities. However, given that the Project site is adjacent to Van Buren Boulevard an 'Urban Arterial Highway' noise impacts due to the airport will be negligible in comparison to vehicular traffic. In addition, mitigation measures as they relate to interior noise will require noise attenuation measures to ensure that noise levels will be less than significant..

b) The proposed Project site is not located within the vicinity of a private airstrip resulting in the exposure of people residing or working in the area to excessive noise levels. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32) Railroad Noise

NA A B C D

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

Findings of Fact:

The Project site is not located in the vicinity of any railroads. Therefore, there would be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

33) Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Interstate 215 is located approximately 7 miles east of the Project site and State Route 91 is located approximately 4 miles north of the Project site. The Noise Impact Analysis (NIA) prepared by Urban Crossroads for the proposed Project identifies that the principal sources of noise that will impact the Project site is vehicle noise from Van Buren Boulevard, located adjacent to the project site. The Project will also experience some background traffic noise impacts from the Project's internal roads, however due to the distance, topography and low traffic volume/speeds, traffic noise from these roads will not make a significant contribution to the noise environment. The NIA determined that Lots 1 and 22 would need the construction of a 4-foot high noise barrier, an 8-foot high noise barrier for Lot 23 and 7-foot high noise barriers for lots 24, 25, and 26 to reduce the exterior noise from 61.5 to 64.7 dBA CNEL. In addition to satisfy the County of Riverside 45 dBA CNEL interior noise level criteria the interior noise mitigation measures described below are required. With incorporation of these mitigation measures, impacts will be less than significant.

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

Exterior Noise Mitigation

Noise barriers:

The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:

- Lots 22: **4 foot high barrier**
- Lot 24, 25, and 26: **7 foot high barrier**
- Lot 23: **8 foot high barrier** The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

- Masonry block
- Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earth berm
- Any combination of these materials

Interior noise mitigation:

1. Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.

Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.

2. Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

3. Walls: At any penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

4. Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

5. Attic: Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.

6. Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.

Monitoring: Department of Building and Safety

34) Other Noise								
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:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

35) Noise Effects on or by the Project								
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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) A Noise Impact Analysis (NIA) was prepared by Urban Crossroads dated March 3, 2015 for the proposed Project to determine potential impacts. The following discussion summarizes the information found in the NIA as a result of the proposed Project. The primary source of noise impacts to the Project site will be traffic noise from Van Buren Boulevard. The Project will also experience some background traffic noise impacts from the Project’s internal streets. However, due to the distance, topography and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment.

The NIA indicates that the unmitigated exterior noise levels at residential lots and adjacent to Van Buren Boulevard will range from 68.1 to 76.6 dBA CNEL; which exceeds the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use. Unmitigated Interior noise levels at the first floor building façade on lots adjacent to Van Buren Boulevard will range from 62.9 to 66.7 dBA CNEL and on the second floor will range from 67.8 to 76.0 dBA CNEL ; both of which exceed the County of Riverside’s 45 dBA CNEL interior noise level standard for residential use. However, with implementation of mitigation measures as noted above, impacts related to noise will be reduced to a level of less than significant within the acceptable County standard for exterior and interior residential noise levels. (COA. 10. PLANNING 23.)

b) During the construction phase, the proposed Project may have temporary or periodic increases in ambient noise levels. However, Riverside Ordinance 457 establishes that whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. The Project will be required to comply with Ordinance 457; thus, limiting temporary construction impacts. Therefore, impacts are less than significant.

c) As stated above in a) the proposed Project will result in the exposure of people to noise in excess of the allowable standards of the General Plan. However, with the incorporation of the proposed mitigation measures impacts as they relate to noise will be considered less than significant. (COA. 10. PLANNING 23.)

d) The Project site operations will not generate excessive groundborne vibrations or groundborne noise levels during normal operations. Groundborne vibrations may be generated infrequently by use of heavy construction machinery. However, this type of noise would be temporary and infrequent. Therefore, impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

POPULATION AND HOUSING Would the project				
36) Housing				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project will result in the construction of approximately 38 dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The Project will have no impact

c) The Project is for the subdivision of a 38.3 acre site. The Project site is comprised of vacant land, no structures exist on site. Therefore the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Project will have no impact.

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

e-f) The proposed Project will construct a total of 38 dwelling units generating a total of approximately 127 persons. Given that the land use designation for the Project site is for Very Low Density Residential, 1 to 2 acre lots, the projected population growth for this Project is consistent with the General Plan. Infrastructure improvements will be provided on-site, the bio-retention basin and off-site to ensure properties downstream of storm flows will not be damaged by an increase in storm water runoff. Van Buren Boulevard serves the Project site. Improvements such as curb and sidewalk will be required; however no expansion or extension of the roadway will occur. Impacts related to inducing population growth are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

37) Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

38) Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

39) Schools

Source: Riverside Unified School District., GIS database

Findings of Fact:

The public schools serving the Project site would be Woodcrest Elementary school located approximately 1.7 miles from the Project site, Frank Augustus Miller Middle school located approximately 2.7 miles from the Project site and Ramona High School located approximately 6 miles from the Project site. Due to its small size, the Project would not require the development of additional schools. In addition the applicant will be required to pay the school district mitigation fees. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

40) Libraries

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

Findings of Fact:

The closest public library is the Woodcrest Community Library which is located approximately 1.6 miles east of the Project site. This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval (COA 10. PLANNING 9.) and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

41) Health Services

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

Findings of Fact:

The proposed Project will not cause an impact on health services. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

RECREATION

42) Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project will include a small tot lot with playground equipment and will serve the children of the neighborhood. The tot lot will be located directly south of Street 'D' and will be comprised of approximately .25 acres. Based on Ordinance 460, Section 10.35 Park and Recreation Fees and Dedications the dedication of land or fees shall be provided when land that is proposing to be subdivided is for residential uses. For the purposes of identifying the amount of park acreage required to serve the proposed Project, Section 10.35 (H) (b) of Ordinance No. 460 requires the use of the rate of 2.59 persons per dwelling unit with attached garages. The resulting estimate of 98 persons equates to the need to provide 0.5 acres of neighborhood or community park or the payment of fees. With the incorporation of Conditions of Approval 50. PLAN. 8 and 90. PLAN. 3., impacts will be less than significant.

b) As previously addressed, one tot lot will be provided within the Project scope. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities. Therefore, less than significant impacts will occur.

c) The applicant has requested to be annexed into Community Service Area 132 for, row landscaping, basin maintenance and street lights. Condition of Approval 50. PLAN. 7 requires that prior to recordation of the Map the applicant submit written proof that the annexation has occurred. Less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

43) Recreational Trails

Source: Riverside County General Plan, Lake Mathews/Woodcrest Area Plan, Figure 8 – Trails and Bikeway Systems.

Findings of Fact:

There are no designated General Plan trails located on the Project site. A designated Regional Trail is located along Mockingbird Canyon Road approximately 3,000 feet from the Project site. Therefore, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRANSPORTATION/TRAFFIC Would the project

44) 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of thirty-eight (38) single-family residential structures will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. In addition, Condition of Approval 10. TRANS. 3 states that the 38 residential lot subdivision will not require a Traffic Study. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours of 4:00 p.m. – 6:00 p.m. Typically 100 peak trips would trigger the need for a traffic study. Full build-out of the map with residential housing would result in 38 vehicle trips during the peak hours. Therefore, any impacts would be less than significant.

b) The proposed Project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) Future development of the Project site will not 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 nor will it alter waterborne, rail or air traffic. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed Project will ultimately allow for the construction of 38 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. In addition, the project is required to have secondary emergency access available due to the Project site being located within a Very High Fire Hazardous Area. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval 50. FIRE 4

i) The Project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required.

b) **Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

According to the Lake Mathews/Woodcrest Area Plan, the Project site is not located near any bike trails. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

UTILITY AND SERVICE SYSTEMS Would the project
 45) **Water**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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 proposed Project is to allow for the subdivision of a 38.3 acre site into thirty eight (38) lots with an overall density of one lot per acre. Ultimate development of the site will likely result in the construction of 38 single family residences. As stated in a letter from Western Municipal Water District on February 19, 2015, Western would be the public water supplier for the Proposed Project, contingent upon the satisfaction of certain conditions as they pertain to obtaining all the necessary permits and approvals for the proposed development, the payment of connection fees, and compliance with Western's Rules and Regulations. Condition of approval 10. E. HEALTH 7, states that it is the responsibility of the developer to ensure that all the requirements of Western Municipal Water District are met and condition of approval 10. E. HEALTH 8, requires that the applicant obtain final approval from the Santa Ana Regional Water Quality Basin prior to any development for this Project. Riverside County Department of Environmental Health has reviewed and conditionally approved this Project and requires that their approval is required prior to issuance of building permits and final building inspection. Less than significant impacts will occur in regards to these issue areas.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46) Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<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 proposed Project will result in the subdivision of 38.3 acres into thirty-eight (38) single-family residential lots. The Project site is located in an area primarily development with single-family residences on one acre or greater lots. Each lot in the proposed subdivision will be served by individual septic systems. The Environmental Health Department has accepted the preliminary onsite wastewater feasibility report from Earth-Strata; however upon building permit submittal a detailed soil percolation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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report for each lot is required as stated in condition of approval 10. E. HEALTH 5. The construction of the septic systems will comply with all existing regulations and will not cause significant environmental effects. In addition the applicant will be required prior to the issuance of building permits to submit plans showing the proposed subsurface sewage disposal system and 100% expansion area. (COA: 80.E HEALTH.2). Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

47) Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b). The Project will be served by Riverside County Waste Management. The development will comply with federal, state, and local statutes and regulations related to solid wastes. Conditions of approval 50. E. HEALTH 1, requires that prior to map recordation documentation from the approved waste hauler for the proposed Project be provided. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) and condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

48) Utilities

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

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

Source: Project Materials

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

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Southern California Edison, AT&T, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this Project. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

49) Energy Conservation

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

Source:

Findings of Fact:

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. With the incorporation of Mitigation Measures related to these issue areas impacts will be reduced to a level of less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: The Project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this EA and the EIR prepared for the General Plan. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation and conditions of approval. Therefore, less than significant cumulative impacts will occur due to ultimate development of the Project site.

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

Source: Staff review, Project application

Findings of Fact: As demonstrated above, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 8/29/2017 11:11 AM

**COUNTY OF RIVERSIDE
FILE NO(S).
MITIGATION, MONITORING, AND REPORTING PROGRAM**

Mitigation measures were incorporated into this project to reduce potential environmental impacts as identified in Environmental Assessment No. 42694, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any future implementing development project within the limits of this project site will be required to report to the County that these mitigation measures have been satisfied. The following table provides the required information which includes identification of the potential impacts, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
7. Biological Resources	Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.	Prior to grading permit issuance	EPD	Documentation that the appropriate mitigation credits have been purchased.
26. Hydrology	The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in	General, on-going	Project Proponent and Riverside	Installation of the 3-acre bio-retention basin.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
and Water Quality	Conditions of Approval 10. FLOOD RI. 12 and 13.	operational requirements.	County Flood Control and Water Conservation District.	
33. Highway Noise	<p>Exterior Noise Mitigation The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:</p> <ul style="list-style-type: none"> • Lots 22: 4 foot high barrier • Lot 24, 25, and 26: 7 foot high barrier • Lot 23: 8 foot high barrier <p>The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.</p> <p>The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.</p> <p>Barrier may be constructed using one of the following:</p> <ul style="list-style-type: none"> • Masonry block • Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot. • Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot • Earth berm • Any combination of these materials 	Prior to Issuance of Building Permits for the Noise Study. Completion of the Noise Barriers prior to finalization of building permits.	Department of Building and Safety and Department of Env. Health	Submittal of Noise Study to Env. Health and finalization of building permits.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<p>Interior noise mitigation:</p> <p>7. <u>Windows:</u> All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.</p> <p>Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.</p> <p>8. <u>Doors:</u> All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.</p> <p>9. <u>Walls:</u> At any penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.</p> <p>10. <u>Roof:</u> Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</p> <p>11. <u>Attic:</u> Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.</p> <p>12. <u>Ventilation:</u> Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive</p>			

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<p>circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.</p> <p>A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.</p>			

TRACT MAP Tract #: TR36813

Parcel: 273-450-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for the subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a park, emergency secondary access, and a water quality detention basin. An exception to Ordinance No. 460 is also proposed to allow lot depths of Lots 9, 10, 11, 12, and 15 to exceed four times the lot width, due to the configuration of the project site.

As a part of this subdivision a change of zone has been adopted to revise the project site's zoning classification from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) to One-Family Dwelling (R-1).

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

TRACT MAP Tract #: TR36813

Parcel: 273-450-019

10. GENERAL CONDITIONS

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

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

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36813 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36813 dated June 14, 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 to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10/03/17
12:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR36813

Parcel: 273-450-019

10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

TRACT MAP Tract #: TR36813

Parcel: 273-450-019

10. GENERAL CONDITIONS

10.BS GRADE. 6 . MAP - 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 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.

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Noise Study: Tentative Tract Map No. 36813, Preliminary Noise Impact Analysis, County of Riverside, March, 3, 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36813 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 13, 2015 c/o Steve Uhlman.

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

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. 5 MAP - USE OF ONSITE SYSTEMS RECOMMND

he Department of Environmental Health (DEH) will accept for review the proposed use of Onsite Wastewater Treatment System (s) (OWTS) fo Tentative Tract Map/ Tentative Parcel Map#36813 based on preliminary onsite wastewater feasibility report dated June 24,

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12:15

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10.E HEALTH. 5 MAP - USE OF ONSITE SYSTEMS (cont.) RECOMMND

2015 by Earth Strata, Inc. Upon building submittal, applicant must submit to DEH for review and approval, a detailed soils percolation report specific to each individual lot along with three copies of detailed contoured plot plans, wet stamped and signed by Professional of record drawn to scale (1"=10' to 1"=40') showing the location of all applicable detail as required in the DEH technical manual. If grading is proposed, applicant must show all pertinent detail on scaled precise grading plans wet stamped by the professional of record.

10.E HEALTH. 7 USE - POTABLE WATER SERVICE RECOMMND

TR36813 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

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

10.E HEALTH. 8 USE - SARWQCB CLEARANCE RECOMMND

The Santa Ana Regional Water Quality Control Board (SARWQCB) has granted preliminary clearance for the entitlement of TR36813. Based on the letter written by Susan Beeson on September 29, 2015, in order to obtain final approval from the SARWQCB, additional items must be submitted to them for consideration. A final approval from the SARWQCB will be required prior to any development for this project.

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.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 544-563-197

Tract Map 36813 is a proposal for a Schedule B subdivision to subdivide 38.3 acres into residential lots in the Woodcrest area. The site is located the north side of Van Buren Boulevard, approximately 500 feet west of Whispering Spur Drive. Change of Zone 07857, which proposes to change the current zoning of the site from One-Family Dwellings 1-Acre Minimum (R-1-1), Residential Agricultural 1-Acre Minimum (R-A-1), and Residential Agricultural 5-Acre Minimum (R-A-5) to One Family Dwellings 1/2-Acre Minimum (R-1-1/2), One Family Dwellings 1-Acre Minimum (R-1-1), and One Family Dwellings 2-Acre Minimum (R-1-2) is being processed concurrently.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A watercourse with a tributary drainage area of approximately 7 acres enters the site at the northeast corner in the proximity of Lot 11. This watercourse traverses the length of the site and exits at the southwest corner with the bulk of the onsite flows. Another watercourse with a tributary drainage area of 15 acres traverses the southeast corner of the site in the proximity of Lot 22. The northern portion of the site naturally drains to the northwest corner while the southeast corner drains to the south. The bulk of the site drains to the southwest corner of the site.

Offsite stormwater runoff tributary to the northeast and southeast corners of the site are collected in concrete swales contained within an easement/open space lot that is maintained by the Home Owners Association. The pad elevations for Lots 10, 11, 22 and 23 are shown to be a minimum of 1 foot above the water surface elevation for the swales (shown in cross sections B and G).

The developer is proposing to grade the site to collect all of the onsite stormwater runoff and convey it to the mitigation/bio-retention basin. This is a diversion of drainage areas and stormwater runoff with appropriate mitigation measures to offset any impacts to downstream property owners. Mitigation for any approved diversions shall be for the 100-year storm event in addition to the Increased Runoff Criteria. The basin has been sized for water quality mitigation and flowrate attenuation. All

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Outlet points will be designed to discharge stormwater runoff in a manner that post-developed flowrates are reduced to the same as or less than the pre-developed flowrates. Additionally, a drainage easement shall be obtained from the affected downstream property owner(s) for the release of concentrated storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and approval prior to the issuance of any permits for the project.

In the event this drainage easement cannot be obtained from the affected property owner(s), then the alignment for the basin outlet shall be redesigned to have a direct connection to the culvert downstream within the road right-of-way and these drainage improvements must be reviewed and approved by the Transportation Department. The Transportation Department has given a conceptual approval for this basin outlet alternative.

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

10.FLOOD RI. 2

MAP MOCKINGBIRD FEE

RECOMMND

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

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10. GENERAL CONDITIONS

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

Developer and the County to this effect has been executed concurrent with the Board of Supervisors approval of this project. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

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

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

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

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

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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

RECOMMND

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

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM. (cont.) RECOMMND

WQMP.

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

10.FLOOD RI. 20 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County to this effect has been executed. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP- MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation 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.

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10. GENERAL CONDITIONS

10.PLANNING. 6 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. 7 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

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

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback on interior lots shall not be less than ten percent of the width of the lot, but not less than three feet in any event, and need not exceed a width of five feet.
- d. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20% of the width of the lot.
- e. The rear yard setback shall not be less than ten feet.
- f. The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.
- g. The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- h. The maximum height of any building shall not exceed three stories, with a maximum height of 40 feet.

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

i. The minimum lot size is 20,034 square feet for lot No. 31 and the maximum lot size is 109,898 square feet for lot No. 11.

j. No more than 50% of the lot shall be covered by structure.

k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 9 MAP - ORD NO. 659 (DIF) RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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

10.PLANNING. 11 MAP- REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.]
- [3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.]
- [4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.]
- [5. Each phase shall have a separate wall and fencing plan.]
- [6. Entry monument and gate entry plan.]

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 12 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

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10.PLANNING. 13 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 16 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

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 18 MAP- GEO02446

RECOMMND

County Geologic Report (GEO) No. 2446, submitted for this project (TR36813) was prepared by Earth-Strata Inc.:
"Preliminary Geotechnical Interpretive Report Proposed Van Buren Hills Residential Development, Assessor's Parcel Numbers 273-450-2, 273-450-3, 273-450-18 and 273-450-19, Located on the North of Van Buren Boulevard and West of

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10. GENERAL CONDITIONS

10.PLANNING. 18

MAP- GEO02446 (cont.)

RECOMMND

Whispering Spur Street, Riverside Area, Riverside County, California", dated June 30, 2014.

GEO02446 concluded:

- 1.No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.Different types of ground failure, which include landslides, ground lurching, shallow ground rupture and liquefaction/lateral spreading are considered unlikely.
- 3.The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote.
- 4.The potential for subsidence is considered low to remote.
- 5.The potential for seismically induced flooding due to a tsunamis is considered nonexistent.
- 6.The likelihood for induced flooding due to a seiche is considered nonexistent.

GEO 02446 recommended:

- 1.Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded.
- 2.Sub-drain systems should be installed in all canyon areas, buttresses, fill over cut slopes, and/or stabilization fills.

GEO No. 2446 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2446 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. 19

MAP - PDA4973R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4973r1 submitted for this project (TR36813) was prepared by Archaeological Associates and is entitled: "_Proposal to conduct Phase II Archaeological Significance Evaluations for the 30.01 acre

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - PDA4973R1 ACCEPTED (cont.) RECOMMND

Van Buren Hills project northeast of the intersection of Van Buren and Pick Place, Woodcrest, Riverside County," dated March 23.
This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 20 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:
a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
i) A County Official is contacted.
ii) The County Coroner is contacted to determine that no 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 48 hours after being notified by the commission.
(1) The MLD identified fails to make a recommendation; or

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 21 UNANTICIPATED RESOURCES RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist 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 County Archaeologist, 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. 22 MAP - PDA05015R3 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 5015R3 submitted for this project (TR36813) was prepared by Robert White of Archaeological Associates and is entitled: "Cultural Resources Assessment of the 30.01-acre Van Buren Hills Estates Project Site located northeast of the intersection of Van Buren Boulevard and Pick Place, Woodcrest, Riverside County", dated April 2017.

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10.PLANNING. 22 MAP - PDA05015R3 ACCEPTED (cont.)

RECOMMND

PDA05013r3concludes: Twelve sites were recorded and tested for evaluation purposes. None of the sites were determined to be eligible for the California Register and thus are not significant.

PDA05013r3 recommends:

- (1) Cultural and Native American monitoring during ground disturbing activities.
- (2) ESA fencing around features at sites 1, 2, 3a, 3b, 4.
- (3) Attempt to relocate features 11a, 8, 6a.
- (4) Residue analysis on a sample of the features that will be destroyed.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 23 MAP - ALUC Conditions

RECOMMND

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses shall be prohibited:

a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach towards a landing at an airport.

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal and incinerators.)

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. A notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon that the Project site is located within the vicinity of an Airport and inconveniences may occur such as, noise, vibrations and odors.

4. Any new aboveground detention or water quality basins

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - ALUC Conditions (cont.)

RECOMMND

on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

10.PLANNING. 24 MAP - MITIGATION MONITOR PROG

RECOMMND

Biological Resources - MITIGATION MEASURE - Prior to the issuance of a grading permit, a biologist who holds a Memorandum of Understanding with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

IMPLEMENTING/TIMING - Prior to issuance of a grading permit.

RESPONSIBLE PARTY - EPD

MONITORING/REPORTING METHOD - Documentation that the appropriate mitigation credits have been purchased.

Hydrology and Water Quality - MITIGATION MEASURE - The Applicant shall install a 3-acre bio-retention basin as indicated on TR36813 Exhibit 'A' and as stated in Conditions of Approval 10. FLOOD RI. 12 and 13.

IMPLEMENTATION TIMINIG- General, on-going operational requirements.

RESPONSIBLE PARTY - Project Proponent and Riverside County Flood Control and Water Conservation District.

MONITORING/REPORT MEDTHOD - Installation of the 3-acre bio-retention basin.

Highway Noise - MITIGATION MEASURE-
Exterior Noise Mitigation

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - MITIGATION MONITOR PROG (cont.)

RECOMMND

The lot numbering has changed since the time the noise report was completed. The lots noted below are the new lot numbers that will require the following noise barriers:

"Lots 22: 4 foot high barrier

"Lot 24, 25, and 26: 7 foot high barrier

"Lot 23: 8 foot high barrier

The barrier shall be constructed so the top of the wall extends the minimum height above the pad elevation. If the road at this point is elevated above the pad, the barrier shall be above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

"Masonry block

"Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.

"Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot

"Earth berm

"Any combination of these materials

Interior noise mitigation:

7.Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) of 27.

Lots 22, 23, 24, 25 and 26 adjacent to Van Buren Boulevard shall require upgraded second floor windows and sliding glass doors with a minimum STC rating of 34.

8.Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

9.Walls: At any penetration of exterior walls by pipes,

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10.PLANNING. 24 MAP - MITIGATION MONITOR PROG (cont.) (cont.)RECOMMND

ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

10.Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

11.Attic: Attic vents should be oriented away from Van Buren Boulevard. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.

12.Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

A final noise study shall be prepared and approved by the Office of Industrial Hygiene prior to obtaining building permits for the Project. This report will finalize the mitigation measured as outlined above using precise grading plans and actual building design specifications. Additional noise abatement measures may be identified and incorporated into the project design at this time in order to meet the 45 CNEL interior noise level standard.

IMPLEMENTATION TIMING - Prior to Issuance of Building Permits for the Noise Study. Completion of the Noise Barriers prior to finalization of building permits.

RESPONSIBLE PARTY - Department of Building and Safety and Department of Env. Health

MONITORING/REPORTING METHOD -Submittal of Noise Study to Env. Health and finalization of building permits.

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10. GENERAL 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.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities providing mitigation to ensure that any concentrated outflow is less than or equal to the existing concentrated outflow in accordance with the final drainage study 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

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 (cont.) RECOMMND

ENCROACHMENTS BY LANDFILLS ARE ALLOWED".

The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 7 MAP-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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10. GENERAL CONDITIONS

10.TRANS. 8 MAP- 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. 9 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.

Prior to the installation or rehabilitation of 500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS

RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 3 MAP - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 2 MAP - WATER WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water service for this project, PRIOR TO MAP RECORDATION.

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 3 MAP - RWQCB OK

RECOMMND

A clearance letter from ~~the~~ Santa Ana Regional Water Quality Control Board is required.

EPD DEPARTMENT

50.EPD. 1 MAP - ECS

RECOMMND

9/28/17 FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to final map recordation an Environmental Constraints Sheet shall be prepared and included with the final map.

The constrained areas will conform to the areas mapped as "Preserved Drainage Area," and are outside the mapped "Project Footprint" on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation TR36813," Dated July 21, 2015 updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Riverine) on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division.

The ECS map must be stamped by the Riverside County Surveyor with the following notes:

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the constraint area. The fence shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of four inches cannot pass through the plane of the fence at any point below the minimum height."

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE.. 2 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 a Very High Fire Hazard Severity Zone in the Local Responsibility Area. Building setbacks and vegetation management plan shall be in accordance with the California Government Code and Public Resources Code. Buildings constructed on lots created by this land division shall comply with the special construction requirements of the California Building Code.

50.FIRE. 4 MAP-#47-SECONDARY ACCESS RECOMMND

The secondary access design shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. The Lot D interface with Van Buren Blvd will be subject to the Transportation and Fire Departments' reviews and approvals.

50.FIRE. 5 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; contain 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, a copy shall be provided to the Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 11 MAP MOCKINGBIRD FEE RECOMMND

A copy of the executed agreement between the Developer and the County and a separate instrument, that gives notice that the Developer has elected to defer payment of the drainage fee to the time of issuance of a grading or building permit, shall both be recorded at the time of filing for record of the final map or parcel map or the certificate of compliance evidencing the waiver of the parcel map. The separate instrument shall give specific notice that the fee is required to be paid by the owners of each created parcel to the Flood Control District prior to issuance of a grading or building permit for each parcel. Upon payment of any deferred land division drainage fees, the Flood Control District shall record a Notice in the Office of the County Recorder of Riverside County, that the land division drainage fees have been paid, stating the amount and date of payment.

50.FLOOD RI. 12 MAP DRAINAGE EASEMENT RECOMMND

A drainage easement shall be obtained from the affected property owner(s) downstream for the release of concentrated and/or diverted storm flows. Document(s) shall be recorded and a copy of the recorded drainage easement shall be submitted to the District for review and approval prior to recordation of the final map or issuance of any permits for the project. In the event this drainage easement cannot be obtained from the affected property owner(s), then the alignment for the basin outlet shall be redesigned to have a direct connection to the culvert downstream within the road right-of-way and these drainage improvements must be reviewed and approved by the Transportation Department. The Transportation Department has given a conceptual approval for this basin outlet

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP DRAINAGE EASEMENT (cont.) RECOMMND
alternative.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 3 MAP- SURVEYOR CHECK LIST RECOMMND

he County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall conform to the lot sizes as shown on the approved TENTATIVE MAP.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1 zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as provided in Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7857 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

50.PLANNING. 5 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

50.PLANNING. 7 MAP- ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 132.

50.PLANNING. 8 MAP- QUIMBY FEES (1) RECOMMND

If a district, agency or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Quimby Fee authorization organization which demonstrates satisfaction of the County that the land divider has provided payments of park & recreation fees and or dedication of land for TENTATIVE MAP in accordance with County Ordinance No. 460. If no such authorization is in effect at map recordation this condition shall not apply.

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13

MAP- ECS NOTE RIGHT-TO-FARM

RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos.23, 24, 25 and 26, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 17

MAP - ECS NOTE MAP CONSTRAINT

DRAFT

The following Environmental Constraints Note shall be placed on the ECS:

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT (cont.) DRAFT
 " Environmental Constraints Sheet."

50.PLANNING. 28 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 34 MAP- ECS AFFECTED LOTS RECOMMND

In accordance with Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
nvironmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. [This affects [Lot] [Parcels] No(s) ____] [This affects all [Parcels] [Lots]]"

50.PLANNING. 35 MAP - ECS SHEET (CULTURAL) RECOMMND

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of milling features as follows: Site 1, Site 2, Site 3a and 3b and site 4.

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - ACCESS RESTRICTION/SUR

RECOMMND

Lot access shall be restricted on Van Buren Boulevard and so noted on the final map.

50.TRANS. 2 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. 3 MAP - SOILS 2

RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 4 MAP - STREET LIGHTS-CSA/L&LMD

RECOMMND

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.

50.TRANS. 5 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. 6

MAP - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 7

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 Van Buren Boulevard.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Van Buren Boulevard.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - INTERSECTION/50' TANGENT RECOMMND

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 9 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 10 MAP - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 11 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 12 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - UTILITY PLAN (cont.) RECOMMND

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. 13 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 14 MAP - DEDICATIONS RECOMMND

Streets "A" thru "D" are reserved private streets and shall be improved with 36' full-width AC pavement, 6" AC dike, within the 56' full-width private road easement in accordance with County Standard No. 105, Section "B", 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.

Street "A" (between Van Buren Boulevard and street B) is a reserved private street and shall be improved with 50' full-width AC pavement; 6" AC dike, within 80' private road easement in accordance with County Standard No. 103, Section "B", Ordinance 461. (50'/80') (Modified for increased easement width from 74' to 80' and increased improvement from 44' to 50' AC pavement.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-ingress and egress for emergency vehicles.

NOTE: 1) A 8' curbed raised median shall be constructed at the centerline.

2) The nose of the median shall be 35' from the flowline of the adjacent street (minimum), call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - EXISTING MAINTAINED

RECOMMND

Van Buren Boulevard (public road) along project boundary is a paved County maintained road designated as Urban Arterial Highway and shall be improved with 8" concrete curb and gutter, located 55' to 63' from centerline, 8" curbed landscape median, and match up asphalt concrete paving; reconstruct; or resurfacing of existing paving as determine by the Transportation Department within the 76' to 84' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461. (Modified for increasing right-of-way from 76' to 76'-84' and increased improvements from 55' AC pavement to 55'-63' AC pavement.)

- NOTE: 1) A 5' meandering concrete sidewalk shall be constructed per County Standard No. 401, Ordinance 461 within the 21' parkway.
- 2) No swale shall be constructed within the road right-of-way.
- 3) The interface of lot D to Van Buren Boulevard shall be subject to the review of the Fire and Transportation Departments.
- 4) A cash-in-lieu fee shall be paid for the construction of the curbed median.

50.TRANS. 16

MAP - LC LNDSCP COMMON AREA MA

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY

RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

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. 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 (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD - RIVERINE MITIGATION

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the Determination of Biologically Equivalent or Superior Preservation, dated: July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting LLC.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 4 EPD - TEMPORARY FENCE

RECOMMND

The areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicated that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section the Determination of Biologically Equivalent or Superior Preservation. The document must be prepared by a biologist who has an MOU with the County of Riverside. EPD may also inspect the site prior to grading permit issuance to ensure compliance with this condition.

60.EPD. 5 EPD - PERMANENT FENCE

RECOMMND

9/28/17 FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR
OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 EPD - PERMANENT FENCE (cont.)

RECOMMND

areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated MSHCP Riverine area. The fence shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of four inches cant pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP PHASING (cont.)

RECOMMND

and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP

INEFFECT

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 9 MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Applicant has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. A letter to the Board for this request and the signed Special Drainage Facility Agreement have been submitted to the District. The agreement between the Applicant and the County is required to be executed prior to any permit issuance or recordation of the final map.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

60.FLOOD RI. 10 MAP DRAINAGE EASEMENT

RECOMMND

A drainage easement shall be obtained from the affected property owner(s) downstream for the release of concentrated and/or diverted storm flows. Document(s) shall be recorded and a copy of the recorded drainage easement shall be submitted to the District for review and approval prior to recordation of the final map or issuance of any permits for the project. If the developer cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement. This may require a reduction in the amount of lots created with the map.

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60. PRIOR TO GRADING PRMT ISSUANCE

ININGING DEPARTMENT

60.ININGING. 25 MAP - CULTURAL SENSITIVITY, TRA 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.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP*- PARCEL MAXIMUM 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. 5 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved uilding pad sites shown on the TENTATIVE MAP.

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS DRAFT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7

MAP - SLOPE GRADING TECHNIQUES

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 8

MAP*- GRADING & BRUSHING AREA

DRAFT

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas,] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 15

MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires 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 38.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - PROJECT ARCHAEOLOGIST (cont.)

RECOMMND

Monitoring Plans 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.

60.PLANNING. 24 MAP - 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. (Morongo, Pechanga, Soboba)

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. 25 MAP - FEATURE RELOCATION

RECOMMND

Site(s) features 11a, 8 and 6a cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor and Project Archaeologist shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - FEATURE RELOCATION (cont.) RECOMMND

archaeological methods; any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report.

60.PLANNING. 26 MAP - TEMPORARY FENCING RECOMMND

Temporary fencing shall be required for the protection of cultural site(s) features 1, 2, 3a and 3b and 4 during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

60.PLANNING. 27 MAP - RESIDUE ANALYSIS RECOMMND

Prior to Grading Permit, specimens from #5 bedrock milling features will be collected and submitted for analysis of protein residues. These shall include: 6B, 7A, 10A or 10B, 10D, 11B. Results shall be included in the Phase IV Monitoring Report.

TRANS DEPARTMENT

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - IMP CREDIT/REIMBURSEMENT (cont.) RECOMMND

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

60.TRANS. 2 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV REPORT 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.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP - ARTIFACT DISPOSITION

RECOMMND

Prior to Grading Permit final, the developer shall prompt the archaeologist to provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS. GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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 - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 2 USE - SEPTIC PLOT PLAN RECOMMND

A set of three detailed plans drawn to scale (1"=40' of the proposed subsurface sewage disposal system including the 100% expansion area is required.

80.E HEALTH. 3 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

EPD DEPARTMENT

80.EPD. 1 MAP - PERMANENT FENCE INSTALL RECOMMND

FENCE DESIGN WILL BE ABLE TO HAVE HOLES OR OPENINGS UP TO 4 INCHES IN LENGTH DEC

Prior to the issuance of a building permit, The areas mapped as "Preserved Drainage Area" and are outside of the mapped project footprint on Figure 4.3 of the document

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - PERMANENT FENCE INSTALL (cont.) RECOMMND

entitled "Determination of Biologically Equivalent or Superior Preservation," dated July 21, 2015, updated February 8, 2016 and prepared by Gonzales Environmental Consulting, shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fencing shall have a minimum height of five feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of four inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FIRE DEPARTMENT

80.FIRE. 1 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

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

80.FLOOD RI. 5 MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Applicant has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. A letter to the Board for this request and the signed Special Drainage Facility Agreement have been submitted to the District. The agreement between the Applicant and the County is required to be executed prior to any permit issuance or recordation of the final map.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT

RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 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. 6 MAP - CONFORM FINAL SITE PLAN DRAFT

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY DRAFT

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the 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. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law. Compliance with the school mitigation requirement shall be shown by the payment of the appropriate fees.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

- Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 14 MAP- ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be 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 cleared individually.

80.PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

If the land developer is proposing a model home complex a plot plan application shall be submitted to the County Planning Department pursuant to the 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

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80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

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 any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 16 MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP- Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, (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 Ordinance No. 348 and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel.

F. Fencing within the interior of the subdivision (Lots 27 -38 as shown on Map) may have interior side yard and rear fencing comprised of tan vinyl fencing as shown on the conceptual landscape plan. All other rear yard and visible side yard fencing shall be split face or slump stone. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

G. Except for the desert areas, all lots having rear and/or

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP- Walls/Fencing Plans (cont.)

RECOMMND

side yards facing local streets or otherwise open to public view shall have fences or walls constructed of split face masonry or slumpstone.

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

K. The perimeter wall surrounding the subject property shall be constructed of split face block wall or slumpstone. In addition to reduce the monotony please provide decorative pilasters along the eastern and western portion of the project site.

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Van Buren Boulevard.
- (2) Streetlights.
- (3) Traffic signals located on Van Buren Boulevard at intersection of Whispering Spur Drive (Canyon View Drive).

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80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Graffiti abatement of walls and other permanent structures along Van Buren Boulevard.

(5) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping 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:

- 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

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80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 3 MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

MAP - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Planning/Transportation Departments for approval. Front yards shall not have turf lawns.
2. Common areas and open space landscaping plans (construction document level package) shall be submitted to Planning/Transportation Departments for approval.
3. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
4. Project shall prepare water use calculations as outlined in Ord 589.3.
5. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
6. Trees shall be hydrozoned separately.
7. Hydroseeding is not permitted in stormwater BMP areas, container stock will be required.
8. Project shall use County standard details for which the application is available in County Standard Detail Format.
9. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
10. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
11. Landscape improvements located within County maintained ROW (Van Buren Blvd) shall be annexed and design/installed per LLMD 89-1-C/CFD standards .

WASTE DEPARTMENT

80.WASTE. 1

MAP - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 MAP - 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:

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1 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 website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI

RECOMMND

The land divider/permit holder shall construct a six (6) foot double sided split face or slumpstone tan block wall around the east, west and north boundry lines of the subject property. The required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3 MAP- QUIMBY FEES (2)

RECOMMND

If a district, agency or other authority is created to collect Quimby Fees applicable to the project's area, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP- QUIMBY FEES (2) (cont.) RECOMMND

park use in accordance with County Ordinance No. 460 has taken place. If no such authority is in effect at map recordation, this condition shall not apply.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Walls and Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 38.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount.

90.PLANNING. 11 MAP- MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 42694.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 4 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

10/03/17
12:15

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 74

TRACT MAP Tract #: TR36813

Parcel: 273-450-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.)

RECOMMND

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in

TRACT MAP Tract #: TR36813

Parcel: 273-450-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.) (cont.) RECOMMND
accordance with County Ordinance 461.

90.TRANS. 5 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Van Buren Boulevard.

90.TRANS. 6 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 7 MAP - LNDSCP INSPECTN RQRMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition 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

TRACT MAP Tract #: TR36813

Parcel: 273-450-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 7, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riv. Co. Surveyor – B. Robinson
Riv. Co. Waste Management Dept.
County Service Area No. 149 c/o EDA
1st District Supervisor
1st District Planning Commissioner

City of Riverside
Riverside Unified School District
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813 – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage. – APNs: 273-450-002, 003, 017, 018, and 019

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctima.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 17, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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Palm Springs

STAFF

Director
Simon A. Housman

John Guerini
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
REVISED DIRECTOR’S DETERMINATION – Revised Director’s determination based
on the new proposed zoning of R-1 One-Family Dwellings submitted by the
applicant/Riverside County Planning**

File No.: ZAP1263MA17 – Letter 1 of 2
Related File No.: CZ7857 (Change of Zone)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case No. CZ7857 (Change of Zone), a proposal to change the zoning on 38.3 acres designated Rural Community: Very Low Density Residential on the Lake Mathews/Woodcrest Area Plan located northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place from R-1-1, R-A-1, and R-A-5 to ~~R-1 ½, R-1-1, and R-1-2.~~ **R-1 (One-Family Dwellings).**

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

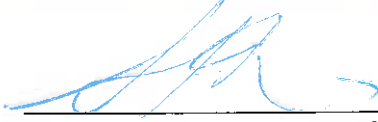
As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed Change of Zone. As the site is located within Compatibility Zone E, both the existing and proposed zoning of this property are consistent with the March ALUCP.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerini, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

AIRPORT LAND USE COMMISSION



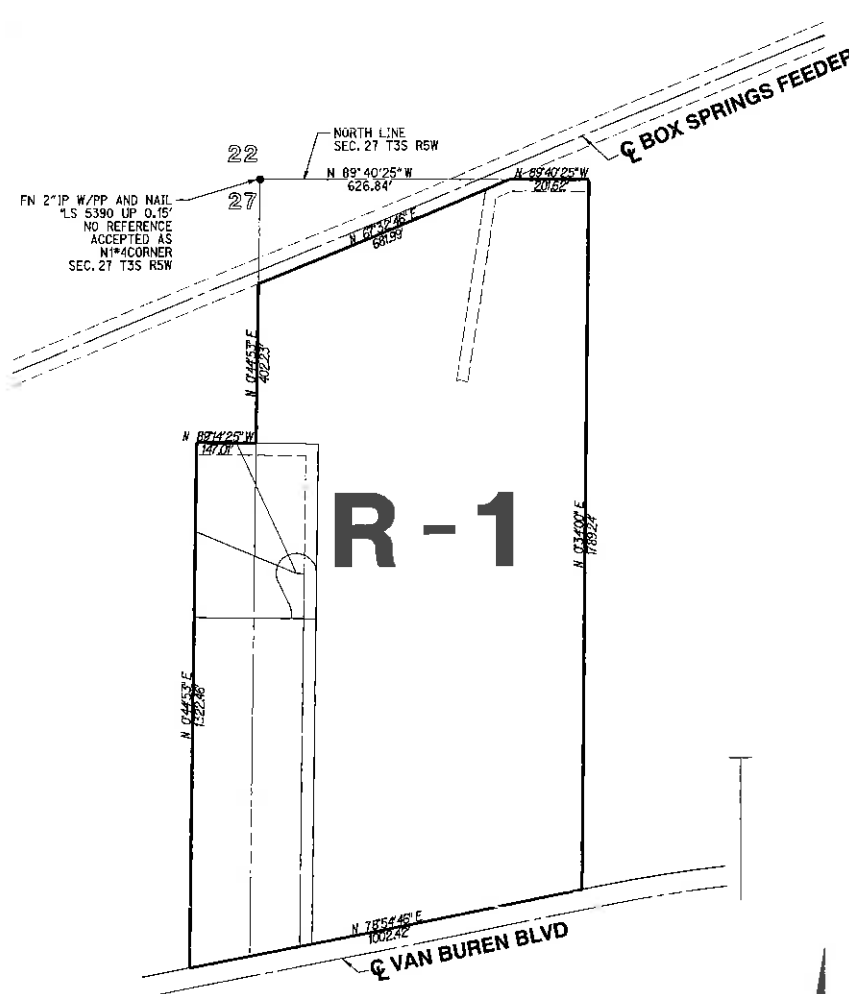
Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.CZLTR.doc

SEC. 27, T. 3S., R. 5W S. B. B. & M.



LEGEND

R-1

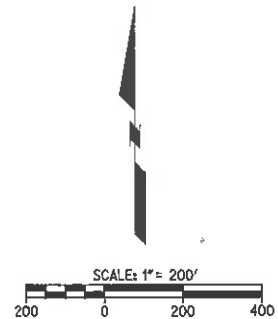
ONE-FAMILY DWELLINGS

MAP NO.

CHANGE OF OFFICIAL ZONING PLAN
LAKE MATTHEWS
DISTRICT

CHANGE OF ZONE CASE NO. 07857
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.XXXX
_____, 2017

RIVERSIDE COUNTY BOARD OF SUPERVISORS





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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John Guerin
Paul Rull
Barbara Santos

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4080 Lemon St., 14th Floor.
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**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1263MA17 – Letter 1 of 2
Related File No.: CZ7857 (Change of Zone)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case No. CZ7857 (Change of Zone), a proposal to change the zoning on 38.3 acres designated Rural Community: Very Low Density Residential on the Lake Mathews/Woodcrest Area Plan located northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place from R-1-1, R-A-1, and R-A-5 to R-1-½, R-1-1, and R-1-2.

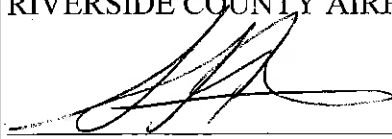
The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed Change of Zone. As the site is located within Compatibility Zone E, both the existing and proposed zoning of this property are consistent with the March ALUCP.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

AIRPORT LAND USE COMMISSION

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.CZLTR.doc



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 8, 2017

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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Steven Stewart
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Director
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John Guerin
Paul Rull
Barbara Santos

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1263MA17 – Letter 2 of 2
Related File No.: TR36813 (Tentative Tract Map)
APNs: 273-450-002, -003, -017, -018, -019

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TR36813 (Tentative Tract Map No. 36813), a proposal to subdivide 38.3 acres located within the boundaries of the Lake Mathews/Woodcrest Area Plan, northerly of Van Buren Boulevard, westerly of Whispering Spur Lane, and easterly of Pick Place, into 38 single-family residential lots.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The elevation of the site is more than 500 feet lower than the elevation of March’s Runway 14-32 at its northerly terminus (approximately 1,535 feet above mean sea level). The site is located more than 20,000 feet from the runway at Riverside Municipal Airport. Therefore, Federal Aviation Administration Obstruction Evaluation Service review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an

County Administrative Center
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Riverside, CA 92501
(951) 955-5132

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AIRPORT LAND USE COMMISSION

initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris centers, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.
4. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Van Buren Hills, LLC (Attn.: Charlene Kussner) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1263MA17\ZAP1263MA17.TRLTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAA Part 77 Military Outer Horizontal Surface Limits
 - FAA Part 77 Notification Area

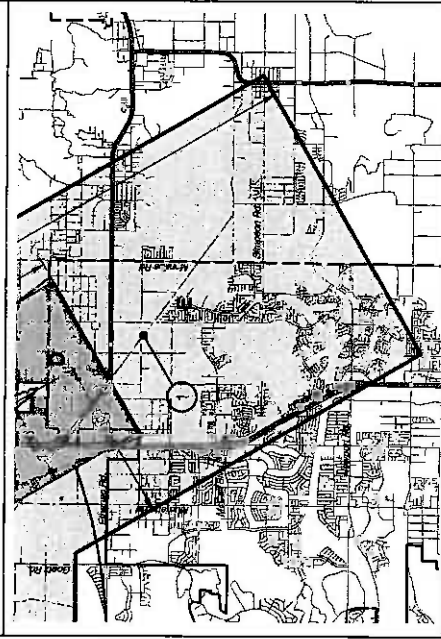
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- ▭ Site-Specific Exceptions (existing local agency commitments to development projects)

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

- ① Point at which aircraft on Runway 22 LS approach descend below 3,000 feet above runway end. Airport Elevation is 1,595 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

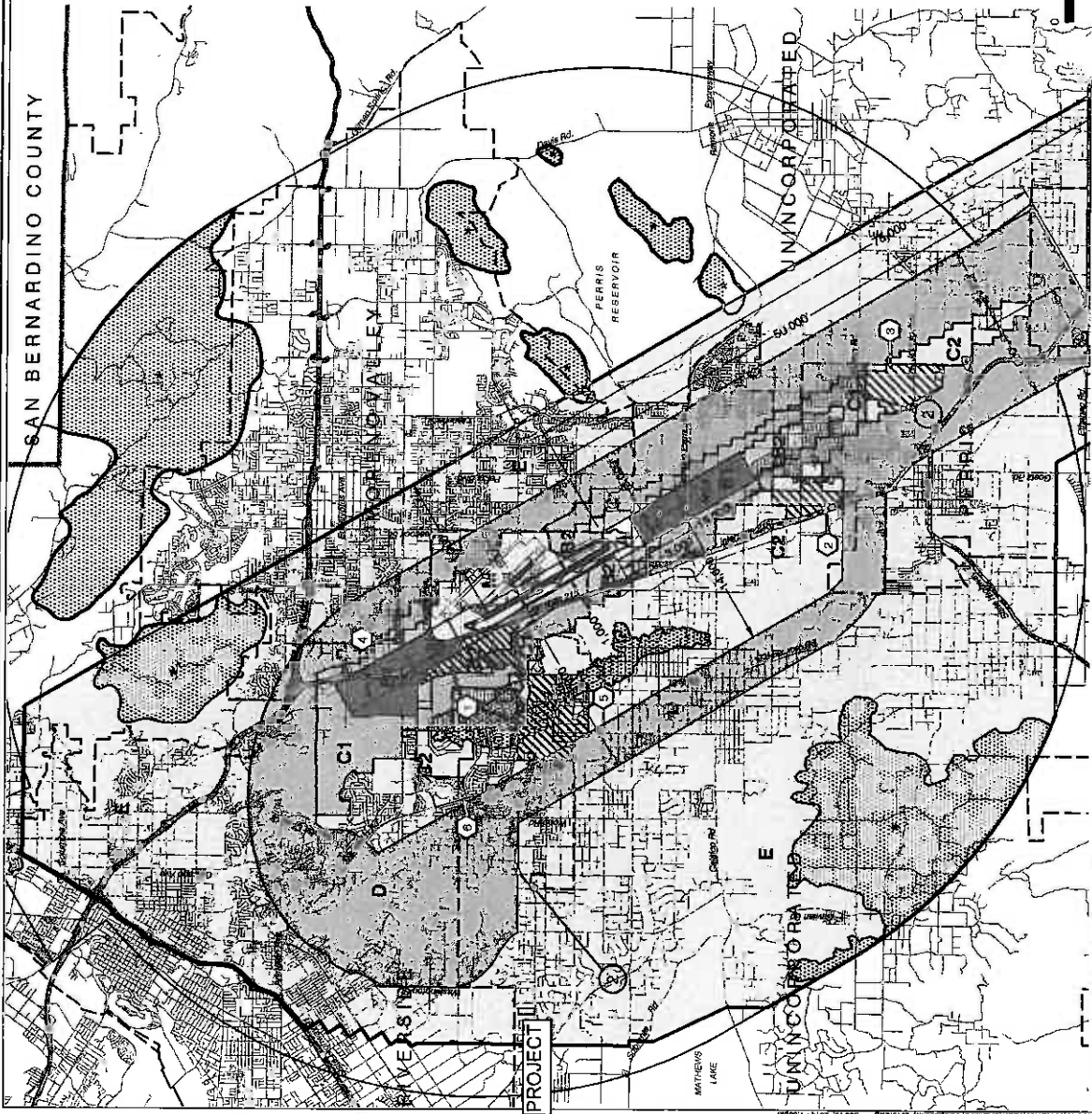
INSET



Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

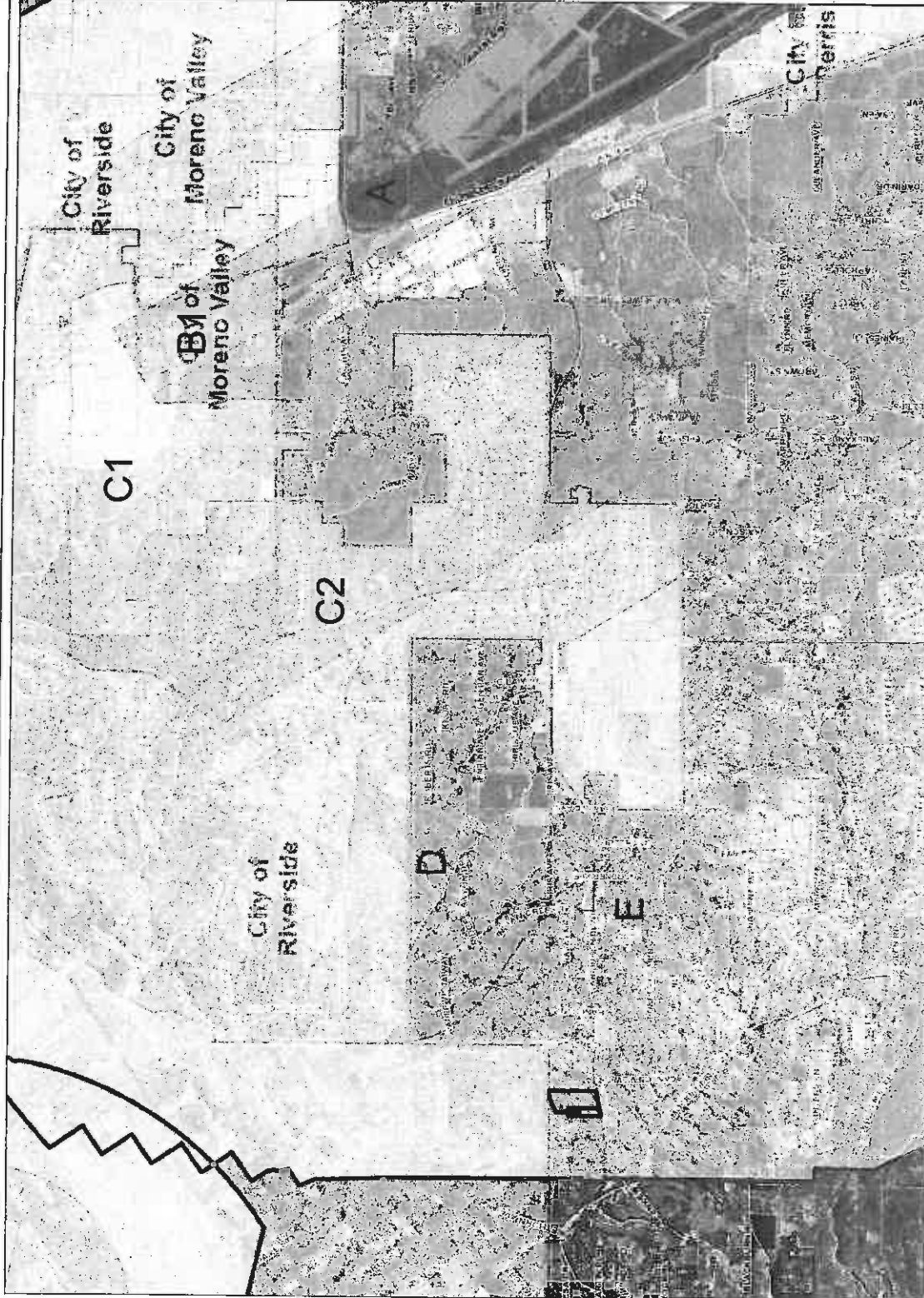


Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

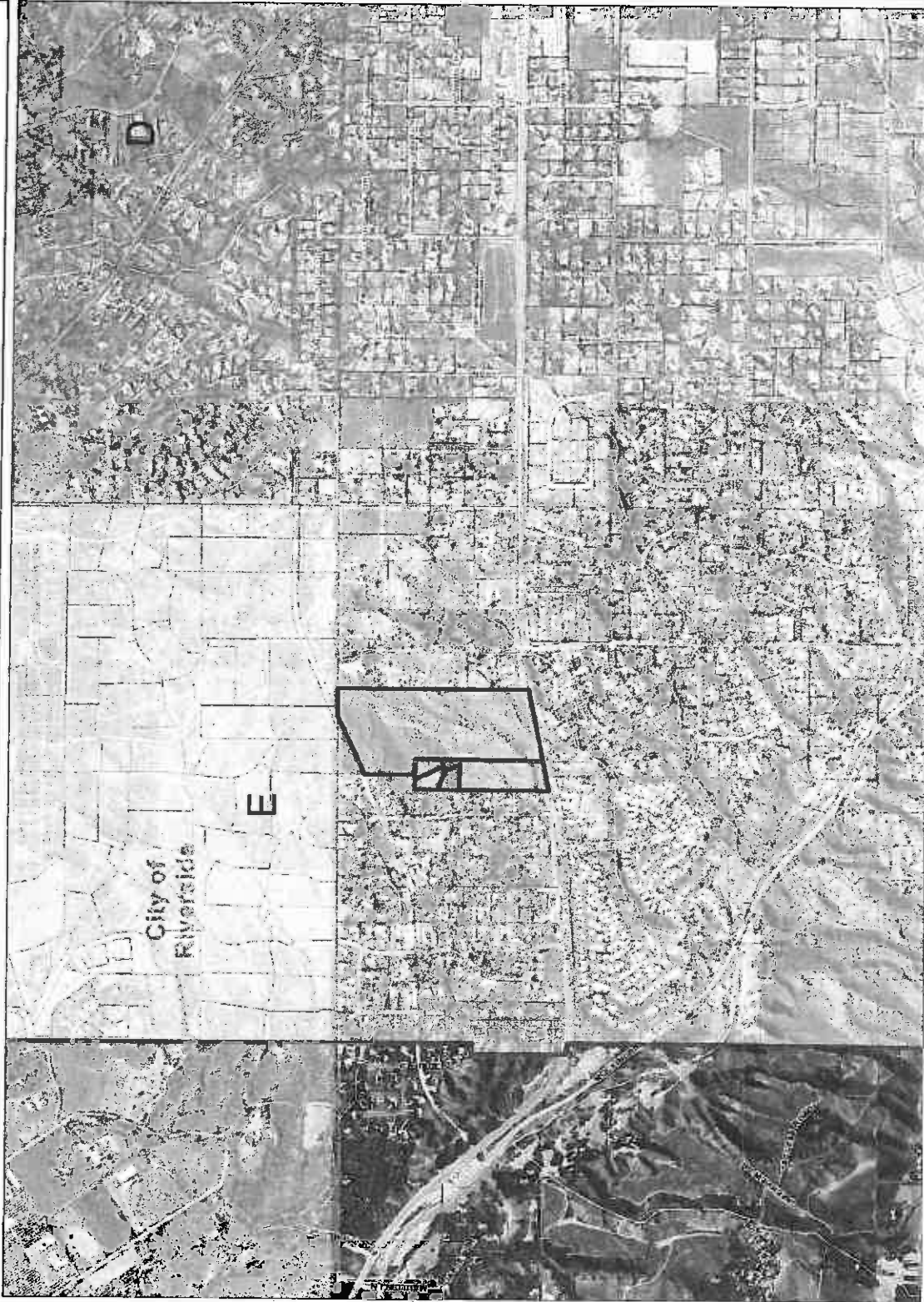
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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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My Map



Legend



Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

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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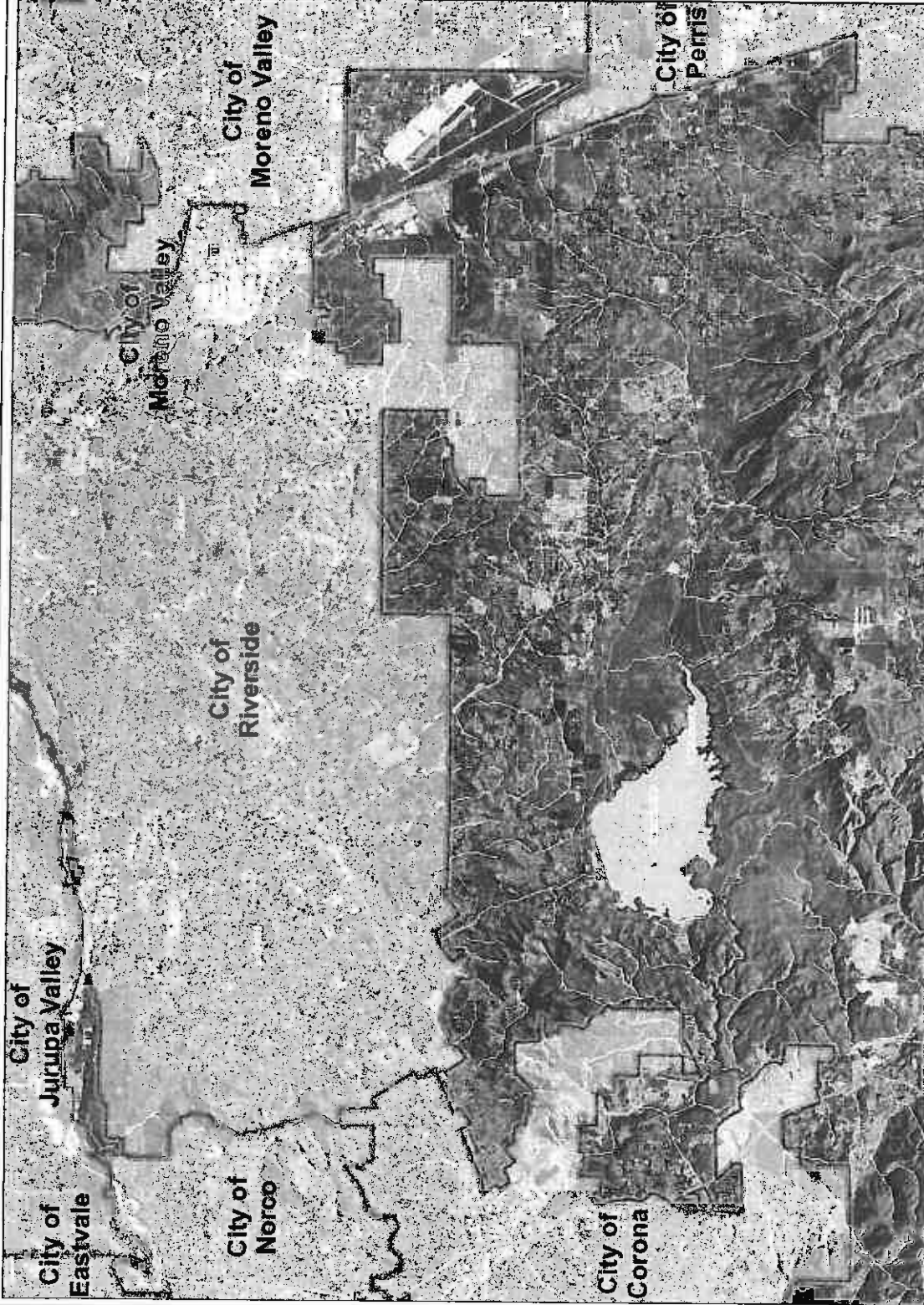
3,646 Feet



REPORT PRINTED ON... 5/18/2017 1:03:36 PM

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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways
 - Interstate
 - Interstate 3
 - State Highways; 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - USHWY
- counties
- cities

Notes

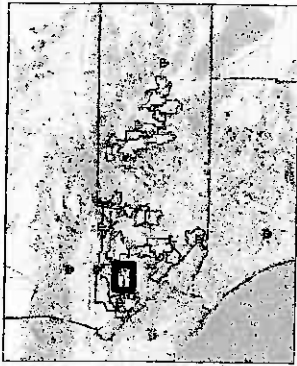
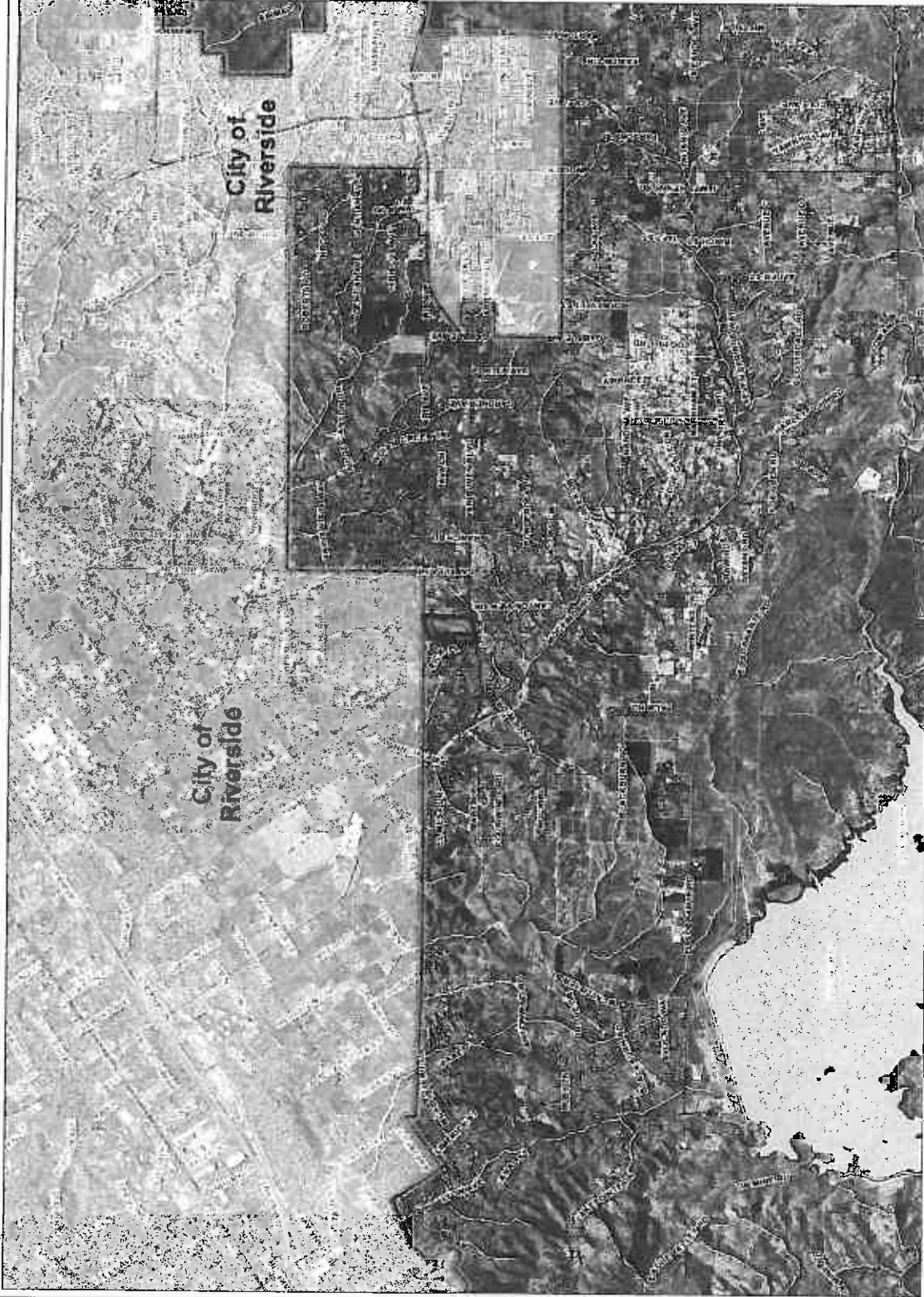
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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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My Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

Notes

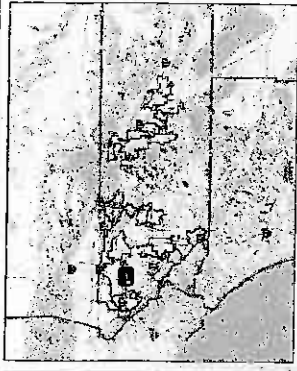
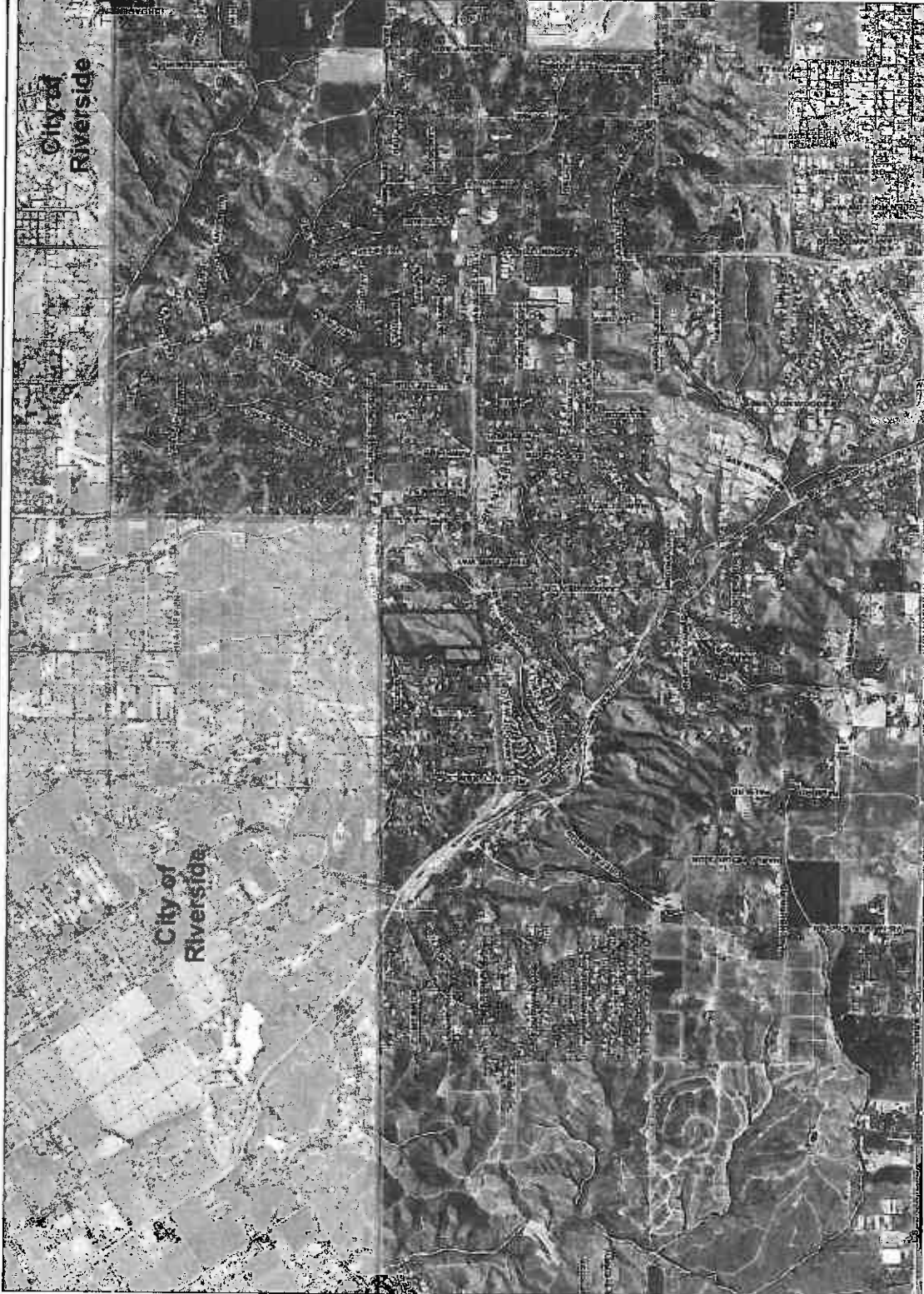
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

Notes

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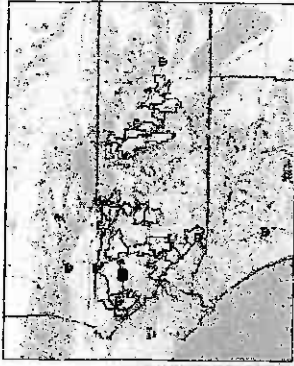
0 3,646 7,292 Feet



REPORT PRINTED ON...5/18/2017 1:09:29 PM

© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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0 1,823

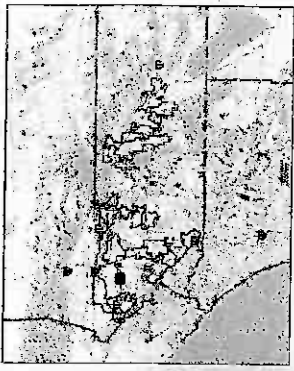
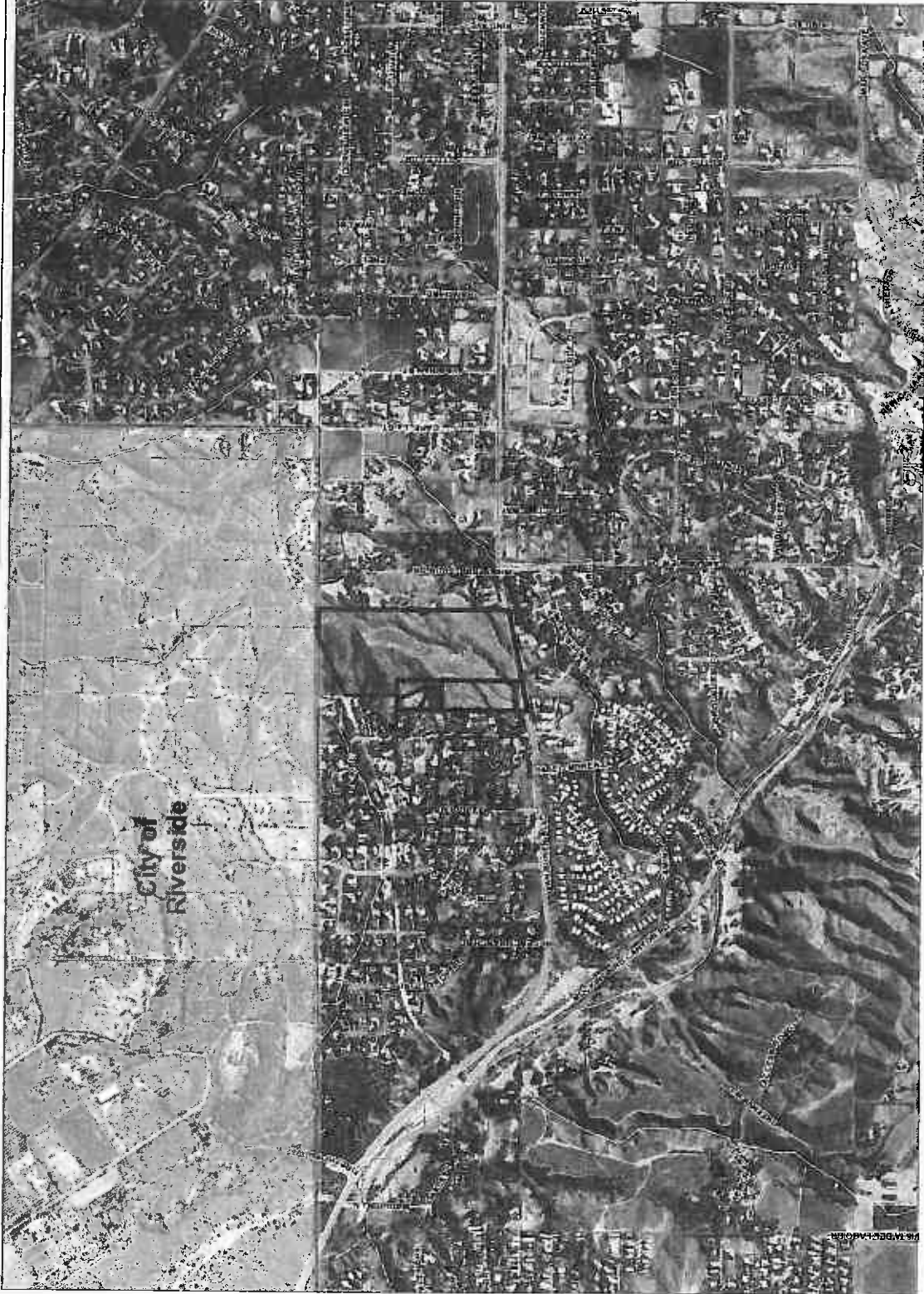
3,646 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - 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.

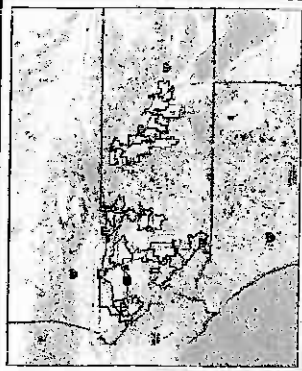
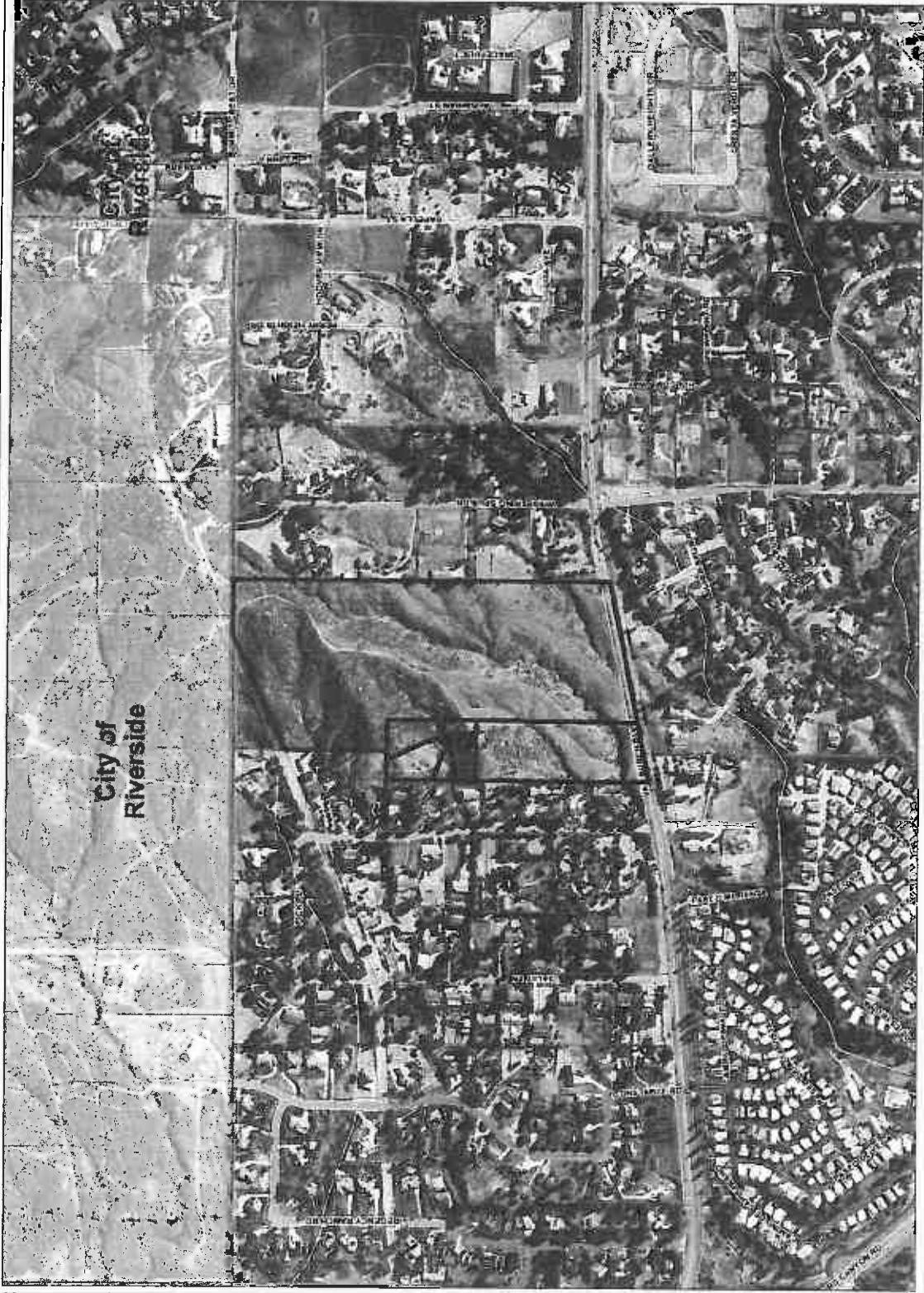


0 1,823 3,646 Feet

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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US-HWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

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1,823 Feet

911



REPORT PRINTED ON... 5/18/2017 1:21:29 PM

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Van Buren Hills Estates TR36813





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

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 (GPA1140, CZ07857, TR36813)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813
– EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage.
– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813 – EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage. – APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 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

July 20, 2015

Pattie Garcia
Director of Tribal Historic Preservation
Agua Caliente Band of Cahuilla Indians
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

GENERAL PLAN AMENDMENT NO. 1140, CHANGE OF ZONE NO. 7857, AND TENTATIVE TRACT MAP NO. 36813
– EA42694 – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District
– Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) – **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum). The **Change of Zone** proposes to change the site's zoning from One-Family Dwellings – 1 Acre Minimum (R-1-1), Residential Agricultural – 1 Acre Minimum (R-A-1), and Residential Agricultural - 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1). The **Tentative Tract Map** is a Schedule B subdivision of 38.3 acres into 41 residential lots with a minimum 0.5 acre lot size, and three (3) lettered lots for water quality detention basin, emergency access, and drainage.
– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map

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(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

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA1140, CZ07857, TR36813)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Lake Mathews/Woodcrest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rcplma.org or by contacting her at (951) 955-2873.

Project Description:

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– APNs: 273-450-002, 003, 017, 018, and 019

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rcplma.org

Attachment: Project Vicinity Map

GPA01140

City of
Riverside

Legend

- Display Parcel
- City Boundaries
- COEs
- classrooms
- highways
- park
- INTERSECTIONS
- INTERSECTIONS
- STRAIGHT
- CURVED
- UNION
- curtice
- code
- hydrography/water
- waterbody
- area
- shore



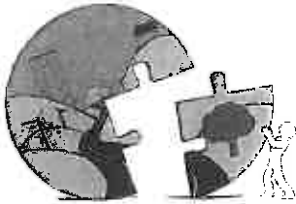
0 2,000 4,000 Feet

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Notes



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C209857 DATE SUBMITTED: 12/17/14

APPLICATION INFORMATION

Applicant's Name: Peter Pitassi E-Mail: ppitassi@diversifiedpacific.com

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga, CA 91730
City State ZIP

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

Engineer/Representative's Name: Rick Engineering Company E-Mail: nsmith@rickengineering.com

Mailing Address: 1770 Iowa Ave., Suite 100
Riverside, CA 92507
City State ZIP

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Van Buren Hills, LLC E-Mail: _____

Mailing Address: 10621 Civic Center Drive
Rancho Cucamonga, CA 91730
City State ZIP

Daytime Phone No: (909) 481-1151 Fax No: (909) 481-1151

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

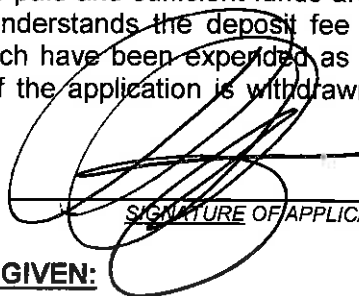
If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

Peter Pitassi
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.

Phil Burum
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-450-002, -003, -017, -018, -019

Section: 27 Township: 3 South Range: 5 West

Approximate Gross Acreage: 38.3 Acres

General location (nearby or cross streets): North of Van Buren Blvd, South of N/A, East of Pick Place, West of Whispering Spur Street.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Page 745, Grid F3, F4

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Existing Zoning Classifications: R-1-1, R-A-1, R-A-5

Proposed Zoning Classification: R-1

Related cases filed in conjunction with this request:

General Plan Amendment (GPA01140)

Tentative Tract Map 36813

APPLICATION FOR CHANGE OF ZONE

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. Completed and signed application.	X	X	X	X
2. Change of Zone Deposit-based fee.	X	X	X	X
3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. One (1) copy of Assessor's Map, with the subject property identified. <i>IN TITLE REPORT</i>	X	X		X
5. One (1) copy of property's legal description as recorded in the Office of the County Recorder. <i>IN TITLE REPORT</i>	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

CHANGE OF ZONE PRIMARY EXHIBIT

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½" x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. North arrow.
7. Date Exhibit Prepared.

APPLICATION FOR CHANGE OF ZONE

8. Title of Exhibit (i.e. "Change of Zone").
9. Complete legal description of property.
10. Overall dimensions and total net and gross acreage of property.
11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
12. Thomas Brothers map page and coordinates. (Identify edition year used)
13. Location of adjoining property and lot lines.
14. Existing and proposed zoning and land use of property.
15. Existing use and zoning of property immediately surrounding subject property.
16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
17. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
18. FEMA mapped floodplains and floodways including zone designations.

CHANGE OF ZONE FINAL MAP REQUIREMENTS

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

Prior to completion of administrative review of the Change of Zone application, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. No freehand drawn maps will be accepted. Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT;" or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line

APPLICATION FOR CHANGE OF ZONE

type). **Boundaries must be taken to adjacent centerline of street(s) regardless of ownership boundaries**, exceptions are possible when applicable. **All bearings, distances, and radial bearings** are required, unless a recorded map description exists and can be used instead. Recorded map descriptions cannot be used to describe portions of the property. When needed, use a data reference table. Use additional formatted pages if necessary for drawing of property and/or data reference table.

5. Show all streets adjacent to property and nearest cross streets, state their names, and denote centerlines. Please, see samples provided. **It is very important that distances and bearings be provided to the nearest section point for locational purposes in the County's coordinate system.** If no section points are available, a distance and bearing to nearest cross street intersection will be sufficient.
6. Provide section numbers at all section centers or corners near the property (if applicable). Provide section(s), township(s), and range(s) where property is located at the upper center of map. (See samples.)
7. Label the proposed **zoning classification label(s) in bold letters in center of zoning boundary or boundaries.** Use arrows when not enough space is available. (See samples.)
8. Show map scale in feet at the lower right of the map (see samples). Acceptable scales include: 1 inch = 50, 60, 80, 100, 200, 300, 400, 500, 600, 800, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 8,000 feet. In special circumstances 1 inch = 1,500, 2,400 feet may be used. Direction of North arrow should remain as indicated in FORMAT A and B, unless it is absolutely necessary to depict the map with a different orientation.
9. Type the change of zone number (no preceding zero is necessary), at the lower center of the map and assessors' parcel number at the bottom left corner. (See samples.)

Note: The County will assign a map number, ordinance number, and date, at a later time. Leave those areas blank until instructed otherwise. The applicant/engineer will be contacted and given the information in order to add it to the map, just prior to final adoption.
10. Type the proposed zoning classification under "Legend" (inside box) and the zoning classification description(s) next to box (see samples). Use extra space for multiple zoning classifications, when needed.
11. If the proposed zoning is "SP Zone" with individual Planning Areas, a typed legal description will be required for each Planning Area, and for the exterior boundary of the entire change of zone. **All distances and bearings, as well as radial bearings for non-tangent curves, need to be shown on the map (exterior boundary and boundaries for each Planning Area).** If the drawing scale does not allow enough space to clearly show all the information then the property may be shown in sections and enlarged in additional pages (detail areas are also acceptable) and data reference tables are also an option. Label each Planning Area with the corresponding number (e.g. "P.A. 23.")
12. For further information and assistance in drawing a Change of Zone Final Map, please contact the TLMA GIS/Information Resources by phone at (951) 955-3288/955-6211, or by mail at 4080 Lemon Street, 14th Floor, Riverside, CA 92502.

APPLICATION FOR CHANGE OF ZONE

13. Two (2) full size (18" x 26") paper copies of the Change of Zone Final Map must be either delivered to the front counter (attn. Stella Spadafora or Christina Lindsay, TLMA/GIS) on the 14th floor of the County Administrative Center, 4080 Lemon Street, Riverside CA, 92502, or mailed to the address indicated above, for review and approval, prior to scheduling the project for public hearing. In addition, a separate typed legal description (on 8½" x 11" paper) of the property depicted on the Change of Zone Final Map must also be submitted. Simple maps do not require a separate typed legal description. **It's important that all maps and paper information that is submitted be labeled with the Change of Zone number.**

When the maps are submitted, GIS will check the format, run closures utilizing the map and legal descriptions provided, and make sure that the boundaries agree with what the Planning Commission has approved, in order for the map to be given approval. This check can take anywhere between one to four weeks, depending on each case individually, and whether or not there are corrections needed. The more accurate and clear a map is, the faster the review process will be done.

After the Board of Supervisors approves the Change of Zone, the Change of Zone Final Map will be scheduled before the Board for adoption. County Counsel and Clerk of the Board require at least 2 weeks for placing the item in the agenda and completing all necessary paper work.

14. County Counsel will assign a map and ordinance number, as well as the scheduled date that the Change of Zone Final Map will be adopted. This information will be then provided to the applicant/engineer of the change of zone, to be added to the final map. A final package will at that time be required, and must contain the newest information. The final map package will consist of the following:
 - A. Two (2) full size paper copies (18" x 26") of the Change of Zone Final Map.
 - B. Two (2) reduced paper copies (8½" x 11") of the Change of Zone Final Map.
 - C. One (1) digital image of the Change of Zone Final Map in format and media acceptable to the TLMA GIS staff (e.g. format: TIFF, PDF, or JPEG; media: diskette, Compact Disc (CD) or Digital Video Disc (DVD)). No DWG or DXF formats will be accepted. **Media should be clearly labeled with the Change of Zone number.**

The final package needs to be submitted at least one week prior to the adoption date.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

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 Peter Pitassi hereafter "Applicant" and Phil Burum "Property Owner".

Description of application/permit use:

Change of Zone

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): 273-045-002, -003, -017, -018, -019

Property Location or Address:

North of Van Buren Blvd, between Pick Pl and Whispering Spur St

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Phil Burum Phone No.: 909-481-1151

Firm Name: Van Buren Hills, LLC Email: pburum@diversifiedpacific.com

Address: 10621 Civic Center Drive

Rancho Rucamonga, CA 91730

3. APPLICANT INFORMATION:

Applicant Name: Peter Pitassi Phone No.: 909-481-1150

Firm Name: Van Buren Hills, LLC Email: ppitassi@diversifiedpacific.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 12/12/19

Print Name and Title: Peter Pitassi, Senior Vice President

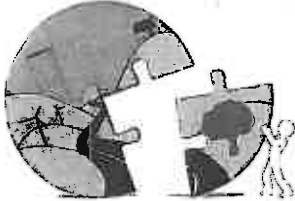
Signature of Property Owner:  Date: 12-12-19

Print Name and Title: Phil Burum, Owner

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



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 | <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 36813 DATE SUBMITTED: 12/17/14

APPLICATION INFORMATION Applicant's

Name: Peter Pitassi E-Mail: ppitassi@diversifiedpacific.com

Mailing Address: 10621 Civic Center Drive

	<small>Street</small>	
<u>Rancho Cucamonga</u>	<u>CA</u>	<u>91730</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

Engineer/Representative's Name: Rick Engineering Company E-Mail: nsmith@rickengineering.com

Mailing Address: 1770 Iowa Ave Suite 100

	<small>Street</small>	
<u>Riverside</u>	<u>CA</u>	<u>92507</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 782-0707 Fax No: (951) 782-0723

Property Owner's Name: Van Buren Hills, LLC E-Mail: _____

Mailing Address: 10621 Civic Center Drive

	<small>Street</small>	
<u>Rancho Cucamonga</u>	<u>CA</u>	<u>91730</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 481-1150 Fax No: (909) 481-1151

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.

Peter Pitassi

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.

Phil Burum

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-~~450~~002, -003, -017, -018, -019

Section: 27 Township: 3 South Range: 5 West

Approximate Gross Acreage: 38.3 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Van Buren Blvd, South of N/A, East of Pick Place, West of Whispering Spur Street

Thomas Brothers map, edition year, page number, and coordinates: Page 745, Grid F3, F4

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

A 38.3 acre site with 41 proposed single family residential lots. Proposed development is Schedule "B".

Related cases filed in conjunction with this request:

Change of Zone

General Plan Amendment 01140 (Related EA)

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

EA No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Biological report, Geotechnical Report

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) 1+ mi

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: _____

Estimated amount of fill = cubic yards _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither ^X _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? ^{N/A} _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

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

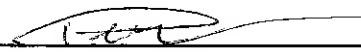
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 12-14-14

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.	TR 36813	
Project Name:	Van Buren Hills	
Project Location:	North of Van Buren Blvd, between Pick Place and Whispering Spur Street	
Project Description:	38.3 acre single family residential with 41 proposed lots	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 ² 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed ² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES"	Project requires a project-specific WQMP.	
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or Includes:	YES	NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing 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"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (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"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs)¹: All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. 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"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>

¹Areas 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. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.

DETERMINATION: Circle appropriate determination.

If **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

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of New Construction on a Previously Disturbed or Undisturbed Parcel, and includes:	YES	NO
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 Van Buren Hills, LLC, a Delaware Limited Liability Company registered to transact business in California (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 273-450-019, 273-450-018, 273-450-002 and 273-450-003 (“PROPERTY”); and,

WHEREAS, on December 17, 2014, PROPERTY OWNER filed an application for Tract No. 36813 and Change of Zone No. 7857 (“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:
Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

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.

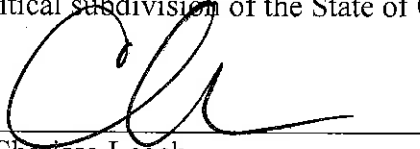
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and 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

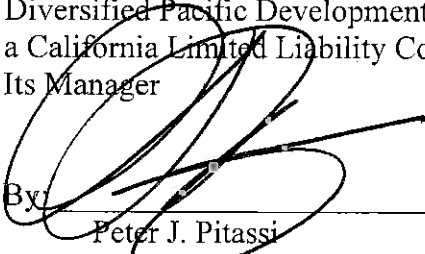
By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 7/13/17

FORM APPROVED COUNTY COUNSEL
BY:  7/10/17
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Van Buren Hills, LLC, a Delaware Limited Liability Company

By: Diversified Pacific Development Group, LLC,
a California Limited Liability Company
Its Manager

By: 
Peter J. Pitassi
Authorized Agent

Dated: 7/5/17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

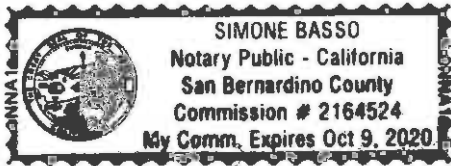
On July 5, 2017 before me, Simone Basso, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Peter J. Pitassi
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7857 AND TENTATIVE TRACT MAP NO. 36813 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Peter Pitassi – Engineer/Representative: Rick Engineering Company – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly side of Van Buren Blvd, easterly of Pick Place, and westerly of Whispering Spur Street – 38.3 Gross Acres – Zoning: One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** The Change of Zone proposes to change the site's Zoning Classification from One-Family Dwellings – 1 Acre Minimum (R-1-1) – Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 5 Acre Minimum (R-A-5) to One Family Dwellings (R-1), and the Tentative Tract Map is a Schedule "B" Subdivision of 38.3 acres into 38 residential lots with lots ranging in size from 0.5 acres to 2.5 acres and four (4) lettered lots for open space, a tot lot, emergency secondary access and a bio-retention basin.

TIME OF HEARING:	9:00 am or as soon as possible thereafter.
DATE OF HEARING:	OCTOBER 4, 2017
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at 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 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 1, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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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 6/12/2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07857/TR36813 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

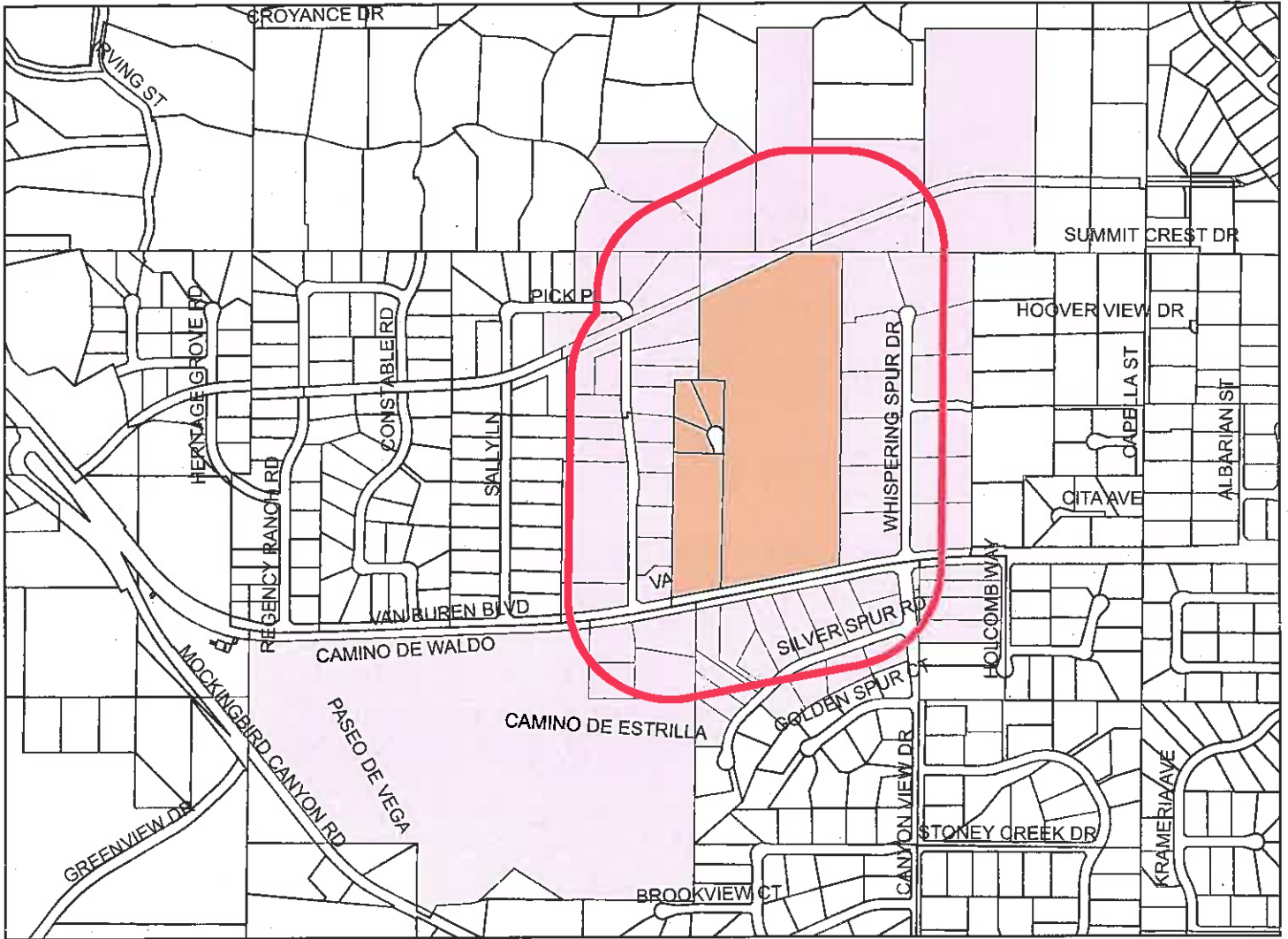
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

D. Bradford 6/12/17

CZ07857 / TR36813 (600 feet buffer)



Selected Parcels

273-450-029	273-420-020	273-450-031	273-411-005	273-030-052	273-430-005	273-420-017	273-430-010	273-030-050	245-090-010
245-090-011	245-090-047	245-090-012	245-090-016	245-090-019	273-411-004	245-090-038	273-430-001	273-430-020	273-430-019
273-510-002	273-420-011	245-090-015	273-510-001	273-411-001	273-420-013	273-450-022	273-510-004	273-420-009	273-411-002
273-420-015	273-410-003	273-430-003	273-450-026	273-420-018	245-070-058	245-070-059	273-411-006	273-420-019	273-430-012
273-430-004	273-430-006	273-420-016	273-030-056	273-430-016	273-430-018	273-030-053	273-420-012	273-430-008	273-450-028
273-420-025	273-450-004	273-410-004	273-411-003	273-430-009	273-510-003	273-450-033	273-450-023	273-030-051	273-450-024
273-420-010	273-450-027	273-430-011	273-420-014	273-430-007	273-450-002	273-450-003	273-450-017	273-450-018	273-450-019
273-450-032	273-430-002	273-430-021	273-410-005	273-410-006	273-430-017	273-450-030	273-450-025		



830 415 0 830 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.



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ASMT: 245070059, APN: 245070059
JUDY SHOWALTER
15833 RIDGEWAY AVE
RIVERSIDE CA 92508

ASMT: 273030052, APN: 273030052
ARNE STROUT
16415 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 245090015, APN: 245090015
SHELLI LOHMAN, ETAL
7772 VICTORIA AVE
RIVERSIDE CA 92504

ASMT: 273030053, APN: 273030053
SUSAN O'DONNELL, ETAL
16435 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 245090019, APN: 245090019
CITY OF RIVERSIDE
3900 MAIN ST
RIVERSIDE CA 90522

ASMT: 273030056, APN: 273030056
CAREFREE COMMUNITIES CA, ETAL
C/O DAVID A NAPP
6991 E CAMELBACK STE B310
SCOTTSDALE AZ 85251

ASMT: 245090038, APN: 245090038
GINA WISHARD, ETAL
14315 MERLOT CT
RIVERSIDE CA 92508

ASMT: 273410003, APN: 273410003
LUCIANA MIRTICH, ETAL
16311 PICK PL
RIVERSIDE, CA. 92504

ASMT: 245090047, APN: 245090047
JOANN SMITH, ETAL
15980 SUMMIT CREST DR
RIVERSIDE CA 92506

ASMT: 273410004, APN: 273410004
LEVARA COX, ETAL
16295 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273030050, APN: 273030050
CARRIE FONTES
16375 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 273410006, APN: 273410006
WALTER LANE
15360 VAN BUREN BLV
RIVERSIDE CA 92504

ASMT: 273030051, APN: 273030051
ARLENE SHEPEARD, ETAL
16395 HOLCOMB WAY
RIVERSIDE, CA. 92504

ASMT: 273411001, APN: 273411001
PATRICIA PURCELL, ETAL
16300 PICK PL
RIVERSIDE, CA. 92504



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ASMT: 273411002, APN: 273411002
PAMELA SEIFEN, ETAL
16322 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420011, APN: 273420011
DONALD CASSELL
16186 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411003, APN: 273411003
ROBERT LANG
16346 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420012, APN: 273420012
LISA ELDER, ETAL
16204 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411004, APN: 273411004
JODY PORTELLA, ETAL
16368 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420013, APN: 273420013
LISE MILLER, ETAL
16222 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411005, APN: 273411005
ALIDA PLASCENCIA, ETAL
16390 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420014, APN: 273420014
LINDA OLDALE, ETAL
16248 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273411006, APN: 273411006
KALVIN KELIN
16414 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420015, APN: 273420015
JEAN ARNOLD
16264 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420009, APN: 273420009
SHIRLEY GARRETT, ETAL
16144 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420016, APN: 273420016
JAY TEELE, ETAL
16286 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420010, APN: 273420010
DARNELL SMITH, ETAL
16168 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273420017, APN: 273420017
JENNA DIRKSWAGER, ETAL
16271 PICK PL
RIVERSIDE, CA. 92504



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ASMT: 273420018, APN: 273420018
JESSICA RAMIREZ, ETAL
C/O JESSICA RAMIREZ
16255 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273430005, APN: 273430005
EDITH OROSCO, ETAL
15670 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273420019, APN: 273420019
JOCELYN IPSEN, ETAL
16237 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273430006, APN: 273430006
NEDRA DECOUD, ETAL
15650 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273420020, APN: 273420020
ANDREW FRANCO
16137 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273430007, APN: 273430007
DILYS CROMPTON, ETAL
15610 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430001, APN: 273430001
DANIELLE JENKINS
16365 CANYON VIEW DR
RIVERSIDE, CA. 92504

ASMT: 273430008, APN: 273430008
TERESA GONZALEZ, ETAL
15590 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430002, APN: 273430002
NANCY CRAIG, ETAL
15730 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430009, APN: 273430009
VIRGINIA LOPEZ, ETAL
23935 CALIFORNIA AVE
HEMET CA 92545

ASMT: 273430003, APN: 273430003
JOANN CORRALES, ETAL
18647 SUNSET KNOLL DR
RIVERSIDE CA 92504

ASMT: 273430010, APN: 273430010
BEVERLY TINSON, ETAL
15570 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430004, APN: 273430004
LAWRENCE HOBBS
15690 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273430011, APN: 273430011
JACQUELYN SCOTT COOK, ETAL
15550 SILVER SPUR RD
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ASMT: 273430012, APN: 273430012
LINDA RHEA, ETAL
15530 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450023, APN: 273450023
INEZ SHENOUE, ETAL
11931 WEMBLEY RD
LOS ALAMITOS CA 90720

ASMT: 273430017, APN: 273430017
SUSAN MATEJKA, ETAL
15667 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450024, APN: 273450024
DARLLA WILLIAMS, ETAL
16285 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273430018, APN: 273430018
OUR FARMLANDS
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 273450025, APN: 273450025
YOGEEESH ASHRAM
16345 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273430019, APN: 273430019
MONIQUE RODRIGUEZ, ETAL
15731 SILVER SPUR RD
RIVERSIDE, CA. 92504

ASMT: 273450026, APN: 273450026
ANDREA FERRARA, ETAL
16340 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450004, APN: 273450004
OPEN SP DIST, ETAL
4600 CRESTMORE RD
JURUPA VALLEY CA 92509

ASMT: 273450027, APN: 273450027
STAMFORD TRADING LTD
C/O SAUL KENT
16280 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450019, APN: 273450019
VAN BUREN HILLS
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

ASMT: 273450028, APN: 273450028
PENNY ISLES, ETAL
16210 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450022, APN: 273450022
MOON KOH, ETAL
16145 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273450029, APN: 273450029
AFRODITA BERNARDINO, ETAL
16140 WHISPERING SPUR DR
RIVERSIDE, CA. 92504



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ASMT: 273450030, APN: 273450030
KEVIN KLINE, ETAL
16080 WHISPERING SPUR DR
RIVERSIDE, CA. 92504

ASMT: 273510004, APN: 273510004
MARLENE CARRANZA, ETAL
16480 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273450031, APN: 273450031
ANISSA HERNANDEZ
35339 SIERRA VISTA RD
YUCAIPA CA 92399

ASMT: 273450032, APN: 273450032
LETICIA CHARNETSKY, ETAL
15905 CALUMET CT
RIVERSIDE CA 92506

ASMT: 273450033, APN: 273450033
ADELINA BENNETT, ETAL
223 AMERICAN RIVER CYN DR
FOLSOM CA 95630

ASMT: 273510001, APN: 273510001
OLGA CHUQUIMIA, ETAL
16465 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273510002, APN: 273510002
WILMA PROCIDA, ETAL
16485 PICK PL
RIVERSIDE, CA. 92504

ASMT: 273510003, APN: 273510003
VICKIE KUSSIN, ETAL
16460 PICK PL
RIVERSIDE, CA. 92504

Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

Rick Engineering Co.
Attn: Nate Smith
1770 Iowa Ave., Suite 100
Riverside, CA 92507

Riverside Unified School Dist.
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

So. California Edison Co.
P.O. Box 800
Rosemead, CA 91770

So. California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Van Buren Hills, LLC
Attn: Peter Pitassi
10621 Civic Center Dr.
Rancho Cucamonga, CA 91730

Western Municipal Water Dist.
14205 Meridian Pkwy.
Riverside, CA

City of Riverside
Community Devel. Director
3900 Main St.
San Jacinto, CA 92583

So. California Edison Co.
P.O. Box 800
Rosemead, CA 91770

CM Consulting Inc.
attn: Charlene Kussner
30299 Buck Tail Dr.
Canyon Lake, CA 92587

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Attn: Nate Smith
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Riverside, CA 92516

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Community Devel. Director
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San Jacinto, CA 92583

So. California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

CM Consulting Inc
attn: Charlene Kussner
30299 Buck Tail Dr.
Canyon Lake, CA 92587



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.

TR36813/CZ07857
Project Title/Case Numbers

Deborah Bradford
County Contact Person

951-955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Peter Pitassi
Project Applicant

10621 Civic Center Drive, Rancho Cucamonga, CA 91730
Address

North of Van Buren Boulevard, east of Pick Place, and west of Whispering Spur Street.
Project Location

A schedule "B" subdivision of 38.3 acres into 38 residential lots, and four (4) lettered lots for open space, a tot lot, emergency secondary access, and a bio-retention basin, a Change of Zone to alter the zoning of the site from One-Family Dwellings (R-1-1), Residential Agricultural one-acre minimum (R-A-1) and Residential Agricultural five-acre minimum (R-A-5) to One-Family Dwelling (R-1), and an Exception to Section 3.8c of Ordinance No. 460 to allow for the lot depth of lots 9, 10, 11, 12, and 15 to exceed four times the width.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$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: _____

FOR COUNTY CLERK'S USE ONLY

Please change deposit fee case# ZEA 42694 ZFG06077

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1405507

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: PETER PITASSI \$50.00
paid by: CK 112
EA42694
paid towards: CFG06077 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 28, 2014 15:01
MGARDNER posting date May 28, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!