



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JANUARY 16, 2019

**Planning
Commissioners
2019**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger

4th District
Bill Sanchez
Chairman

5th District
Eric Kroencke
Vice-Chairman

**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)

NONE

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

NONE

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

NONE

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

4.1 CHANGE OF ZONE NO. 7940 – No Further Environmental Documentation is Required – EIR380 – Applicant: La Ventana 242, LLC/ Rancho Properties LTD – Jim Lytle – Engineer/Representative: ACS Consulting – Frank Artiga – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – High Density Residential (HDR) – Park, School, and Open Space as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (Winchester Hills Specific Plan No. 293) Planning Areas - 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 – Location: Northerly of Olive Avenue, southerly of Simpson Road, easterly of La Ventana Road, and westerly of Leon Road – 149 Acres – **REQUEST: The Change of Zone No. 7940 proposes to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas. APN's 461-150-006, 007, 008, 009, and 015. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.**

4.2 GENERAL PLAN AMENDMENT NO. 1183, CHANGE OF ZONE NO. 7919, and TENTATIVE TRACT MAP NO. 37134 – Intent to Adopt a Mitigated Negative Declaration – EA42945 – Applicant: Richard Marcus – Engineer/Representative: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Rural Community – Low Density Residential (RC-LDR) (½ acre minimum lot size) – Location: Southerly of Central Avenue, northwesterly of Porter Street, and easterly of Palomar Road – 18.36 Gross Acres – Zoning: Planned Residential (R-4) – **REQUEST: General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) to Community Development: Medium Density Residential**

(CD-MDR) (2 – 5 Dwelling Units Per Acre). A Change of Zone from Residential Agricultural (R-A) to Planned Residential (R-4). A Schedule “A” Tentative Tract Map to subdivide two (2) existing vacant lots composed of 18.36 acres into 73 single family residential lots. APNs: 309-060-001 and 309-060-004. Project Planner: Dionne Harris at (951) 955-6838 or email at dharris@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 STAFF REPORT

Agenda Item No.

4.1

Planning Commission Hearing: January 16, 2019

PROPOSED PROJECT

Case Number(s): CZ07940

Applicant(s): La Ventana 242, LLC/
Rancho Properties LTD – Jim Lytle

Select Environ. Type No Further Env. Doc. Required

Area Plan: Harvest Valley/Winchester

Zoning Area/District: Winchester Area

Representative(s): Frank Artiga,

Supervisory District: Third District

ACS Consulting Inc.

Project Planner: Deborah Bradford

Project APN(s): 461-150-006, 007, 008, 009, & 015


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 7940 is a proposal to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills).

The Project site is located north of Olive Avenue, south of Simpson Road, east of La Ventana Road, and west of Leon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 380** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7940, to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills), subject to adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Winchester Hills Specific Plan No. 293
Specific Plan Land Use:	Residential, School, Parks, Open Space
Existing General Plan Foundation Component:	Community Development and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Park, School, and Open Space as reflected in the Specific Plan Land Use Plan.
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Public Facilities (CD: PF) and Community Development: Light Industrial (CD: LI)
East:	Very Low Density Residential (CD: VLDR)
South:	Community Development: Medium Density Residential (CD: MDR)
West:	Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	Specific Plan (Winchester Hills Specific Plan No. 293)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Specific Plan (SP)
West:	Rural Residential (R-R)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Recycled Water Facility
South:	Graded Subdivision
East:	Single-Family Residences and Light Agricultural Uses
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	149 gross acres	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High/Very High
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 27.88 miles from Mt. Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Winchester Hills Specific Plan No. 293 was approved by the County of Riverside in October 1997. At that time, it included approximately 1,995.3 acres in the unincorporated community of Winchester. Since the adoption of Specific Plan No. 293, it has been modified seven (7) times through Amendments and a Substantial Conformance.

As a part of Specific Plan No. 293, Tentative Tract No. 31100 (APN's 461-150-007, 008, 009 and 015) and Tentative Tract No. 34677 (APN 461-150-006) were processed as Schedule 'A' Maps. Tentative Tract Map 31100 proposed to subdivide 77.85 acres into 243 single-family residential lots, 2 lots for water detention basins, 4 open space lots for a paseo system, one 5 acre lot for a park and one 14.43 acre lot for a school. Tentative Tract No. 34677 proposed to subdivide 73.22 acres into 200 front-loaded single-family residential lots, 220 alley-loaded single-family residential lots, one 2-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

On June 1, 2017, Change of Zone No. 7940 was submitted to the County of Riverside. This Change of Zone was submitted to implement condition of approval 50. PLANNING. 36 of Tentative Tract Map No. 31100 and condition of approval 50. PLANNING. 3 of Tentative Tract Map No. 34677 which requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of Winchester Hills Specific Plan No. 293 as amended. The allowable uses or development standards will not be changing as a part of this Change of Zone.

There are no issues of concern for this item. The proposed Change of Zone No. 7940 site is within the boundaries of the Winchester Hills Specific Plan which was analyzed by certified Environmental Impact Report No. 380 (EIR No. 380). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 380. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 7940 will not result in any new significant environmental impacts not identified in certified EIR No. 380. The Change of Zone will not result in an increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 380, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

- a. Change of Zone No. 7940 is providing legal descriptions defining the boundaries of certain planning areas of Winchester Hills Specific Plan No. 293 as amended and in compliance of condition of approval 50. PLANNING. 36 of Tentative Tract Map No. 31100 and condition of approval 50. PLANNING. 3 of Tentative Tract Map No. 34677.
- b. The subject site was included within the project boundary analyzed in EIR No. 380; and,
- c. There are no changes to the mitigation measures included in EIR No. 380; and
- d. Change of Zone No. 7940 does not propose any changes to the approved Winchester Hills Specific Plan No. 293 analyzed in EIR No. 380.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Park, School, and Open Space as reflected in the Specific Plan within the Harvest Valley/Winchester Area Plan.
2. The project site has a Zoning Classification of Specific Plan (Winchester Hills Specific Plan No. 293). The Specific Plan zoning is consistent with the land use designations of the General Plan and SP No. 293.
3. The project site is located within the Highway 79 Policy Area. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Studies and analysis conducted for the Winchester Hills Specific Plan determined that consistency with the Highway 79 Policy Area requirements, have been met.

Change of Zone:

1. Change of Zone No. 7940 is a proposal to only establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). The zoning classification for these planning areas is Specific Plan (SP). The Specific Plan zoning ordinance utilizes the R-1 and R-3 zones from Ordinance No. 348 to establish uses and development standards allowed in the Planning Areas. Uses permitted and conditionally permitted in these zoning classifications include but are not limited to single-family residences, planned residential development, multiple family dwellings, public parks, and playgrounds. The uses and development standards allowed for these Planning Areas were established by the adoption of Specific Plan zoning ordinance in October 1997

Other Findings:

1. The project site is located within the 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 August 10, 2017, File No. ZAP1281MA17 was determined to be 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 Change of Zone No. 7940. As the site is located within Compatibility Zone E, the existing zoning of this property are consistent with the March ALUCP.
2. The project site is located within Zone B approximately 27.88 miles from the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The original

Specific Plan when it was approved was required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.

3. The proposed Change of Zone will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, EIR No. 380 prepared for the Specific Plan determined that with adherence to existing regulations and implementation of mitigation measures, will ensure that substantial damage to the environment or the injury to any fish, wildlife, or habitat will not occur due to approval of the Change of Zone No. 7940.
4. The proposed Change of Zone No. 7940 is to establish the legal boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone does not change the permitted or conditionally permitted uses and remains as established by the Specific Plan and will continue to be compatible with the surrounding land uses.

Conclusion:

1. For the reasons discussed above, as well as the information provided in EIR No. 380 the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

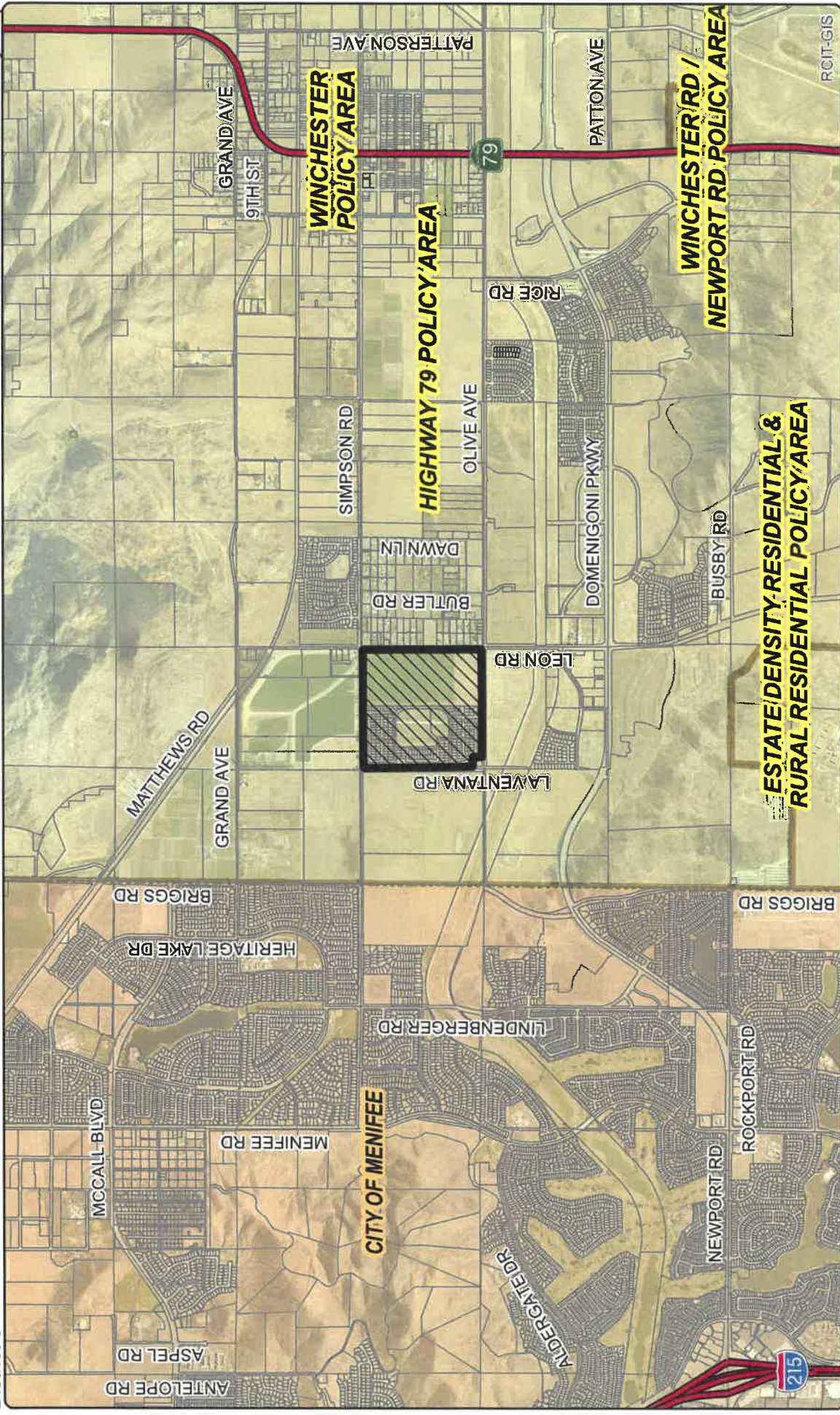
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07940
VICINITY/POLICY AREAS

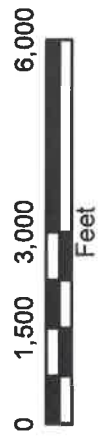
Supervisor: Washington
 District 3

Date Drawn: 10/18/2018
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2023, the County of Riverside adopted a new General Plan. This General Plan contains different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)343-8777 (Eastern County) or Website: <https://www.co.riverside.ca.gov>

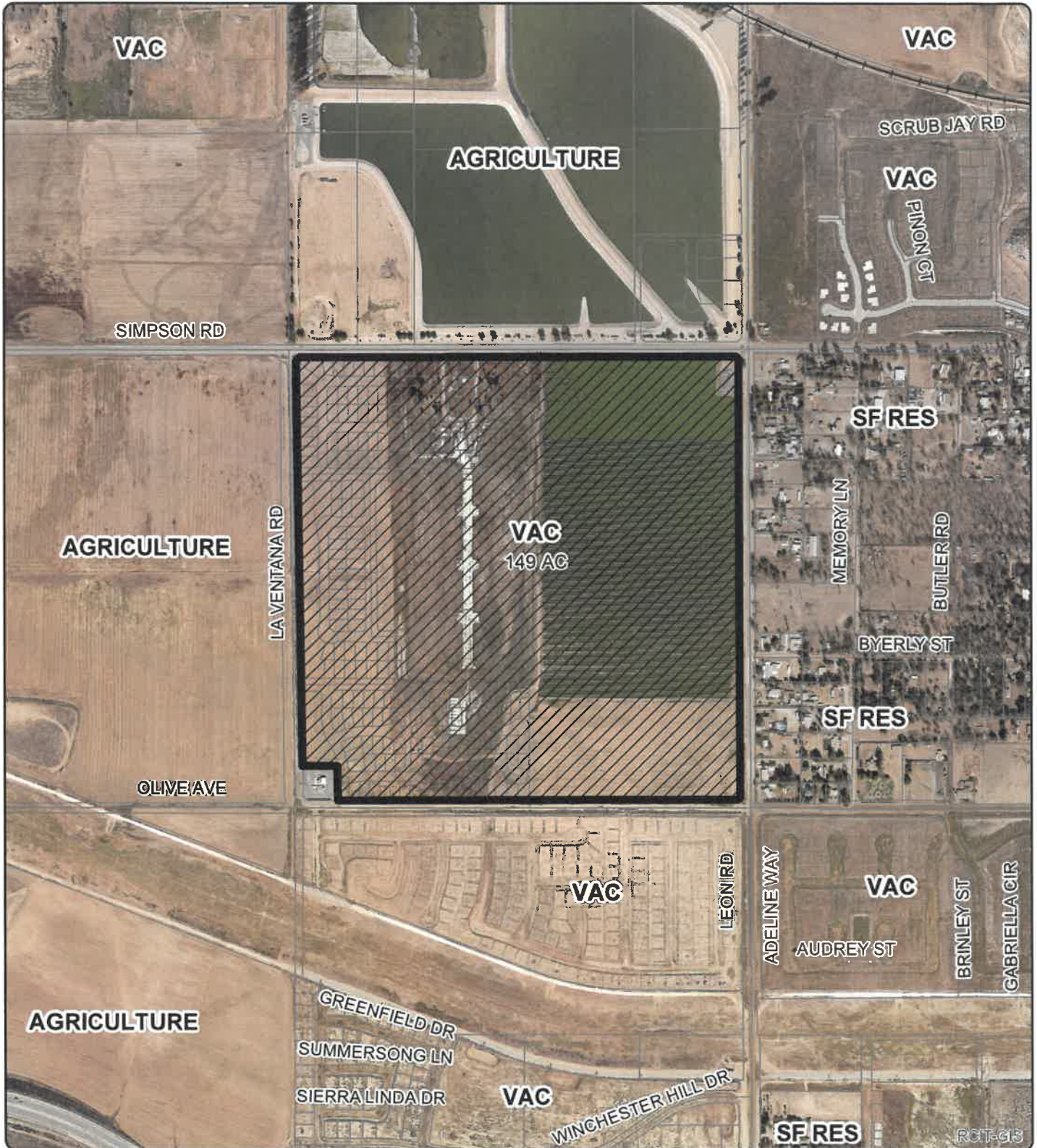
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07940

LAND USE

Supervisor: Washington
District 3

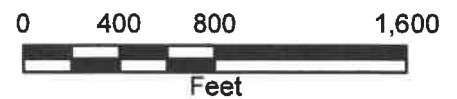
Date Drawn: 10/18/2018
Exhibit 1



Zoning Area: Winchester

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.rctdms.org>



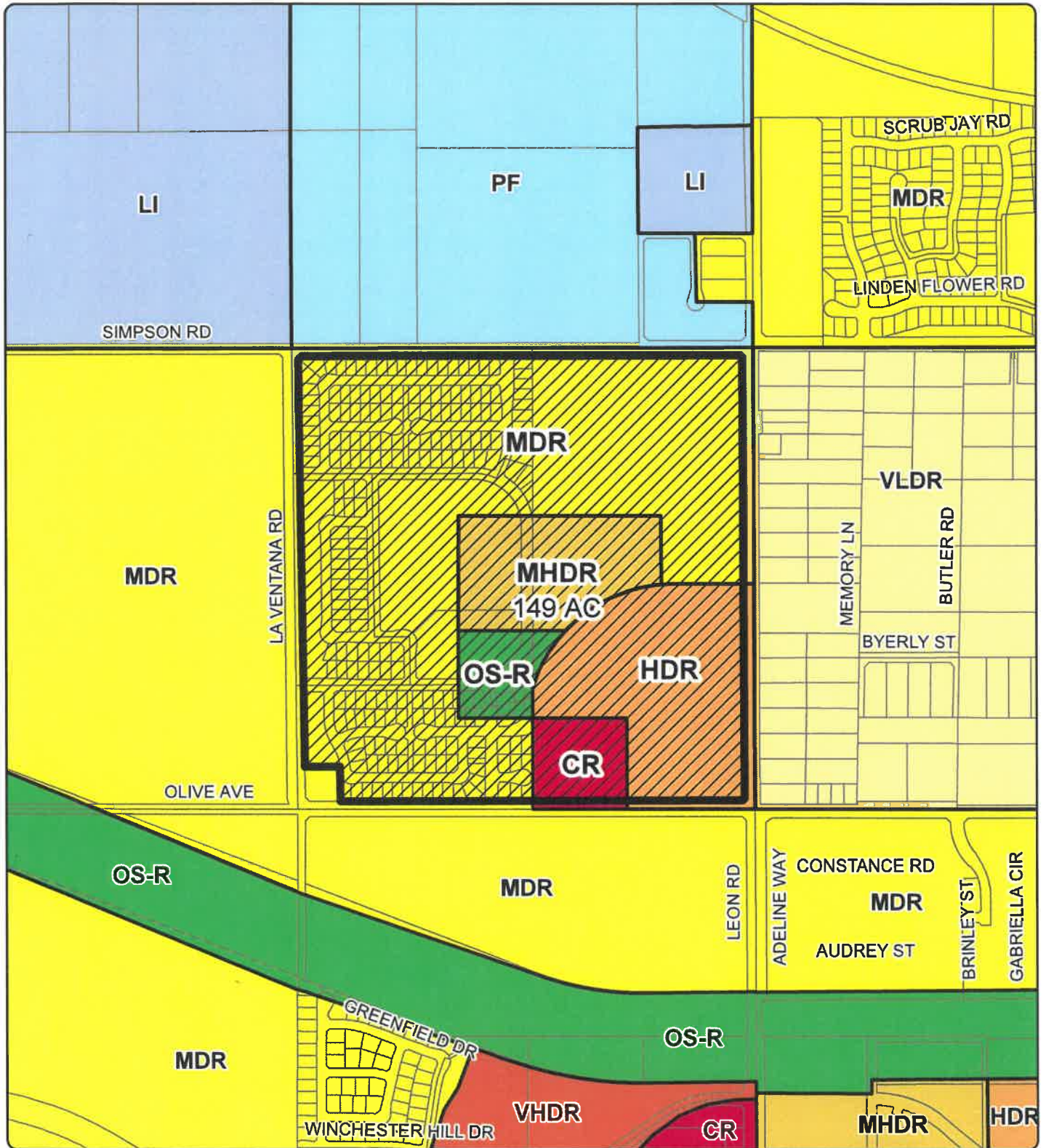
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07940

EXISTING GENERAL PLAN

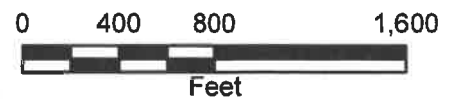
Supervisor: Washington
District 3

Date Drawn: 10/18/2018
Exhibit 5



Zoning Area: Winchester

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.rcdima.org>

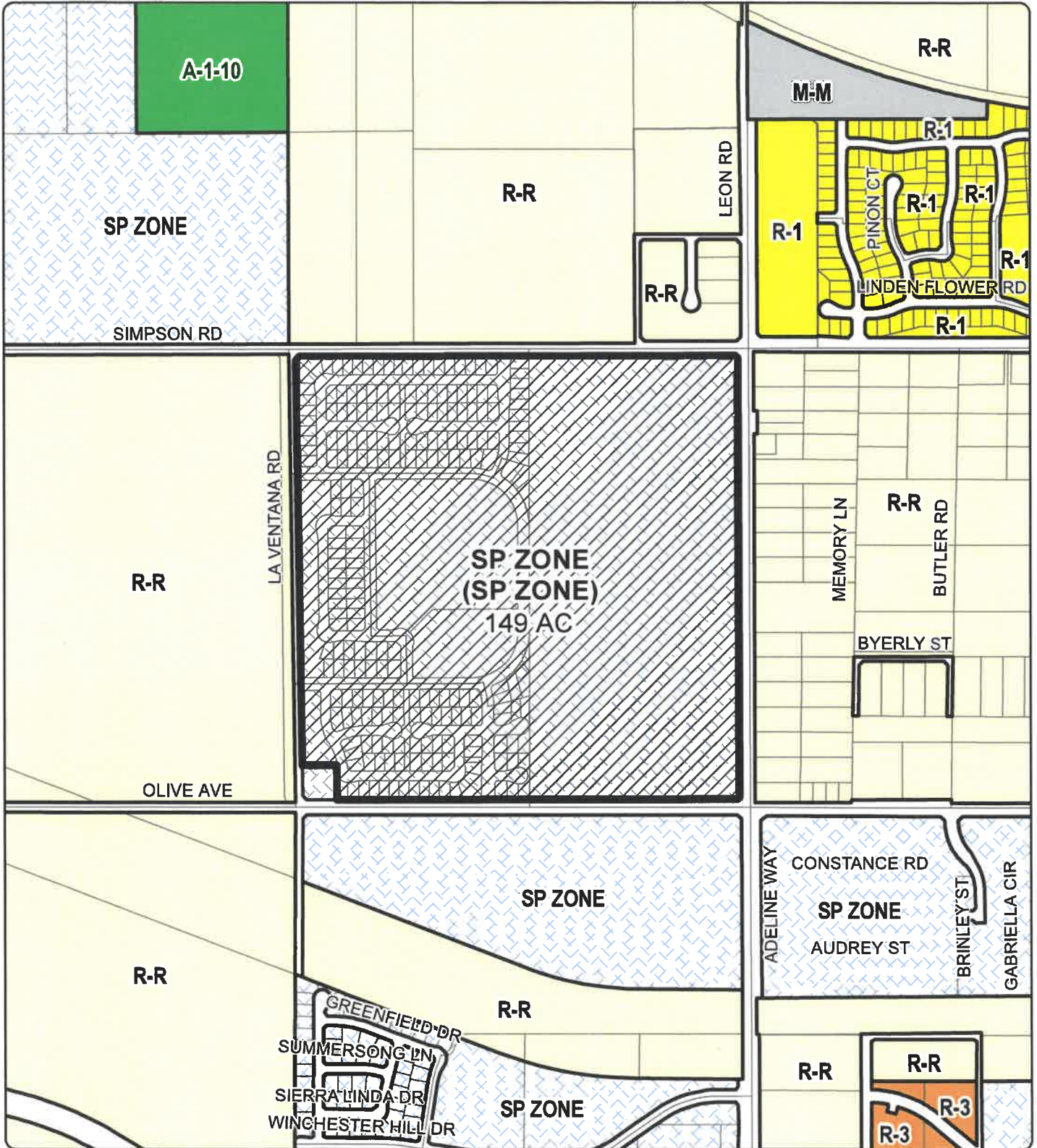
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07940

PROPOSED ZONING

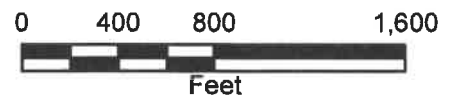
Supervisor: Washington
District 3

Date Drawn: 10/18/2018
Exhibit 3



Zoning Area: Winchester

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>

WINCHESTER AREA

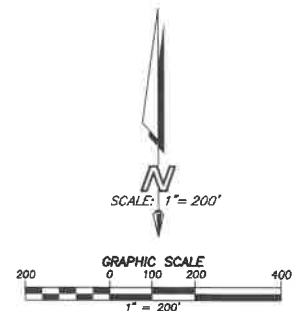
SEC. 30, T.5 S., R.2 W. S.B.B. & M.



LEGEND

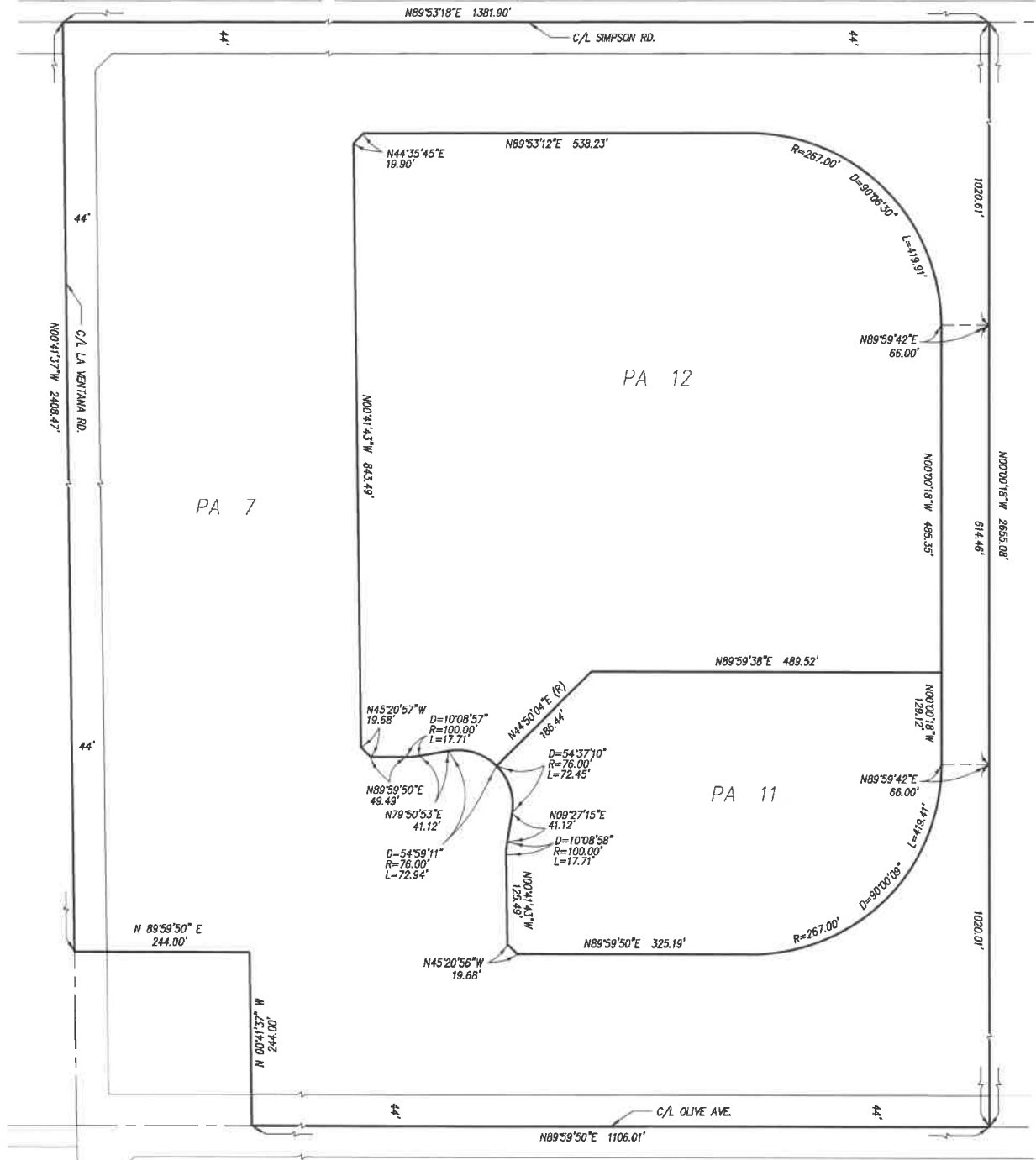
SP ZONE	SPECIFIC PLAN (SP293A5)
---------	-------------------------

MAP NO. 2.2421
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7940
 ADOPTED BY ORDINANCE NO. 348.4875
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



WINCHESTER AREA

SEC. 30, T.5 S., R.2 W. S.B.B. & M.



LEGEND

SP ZONE	SPECIFIC PLAN (SP293A5)
---------	-------------------------

MAP NO. 2.2421

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

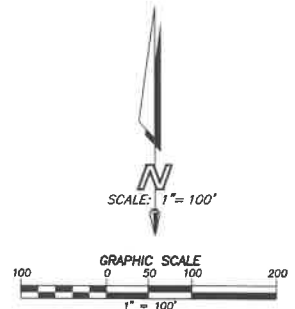
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7940

ADOPTED BY ORDINANCE NO. 348.4875

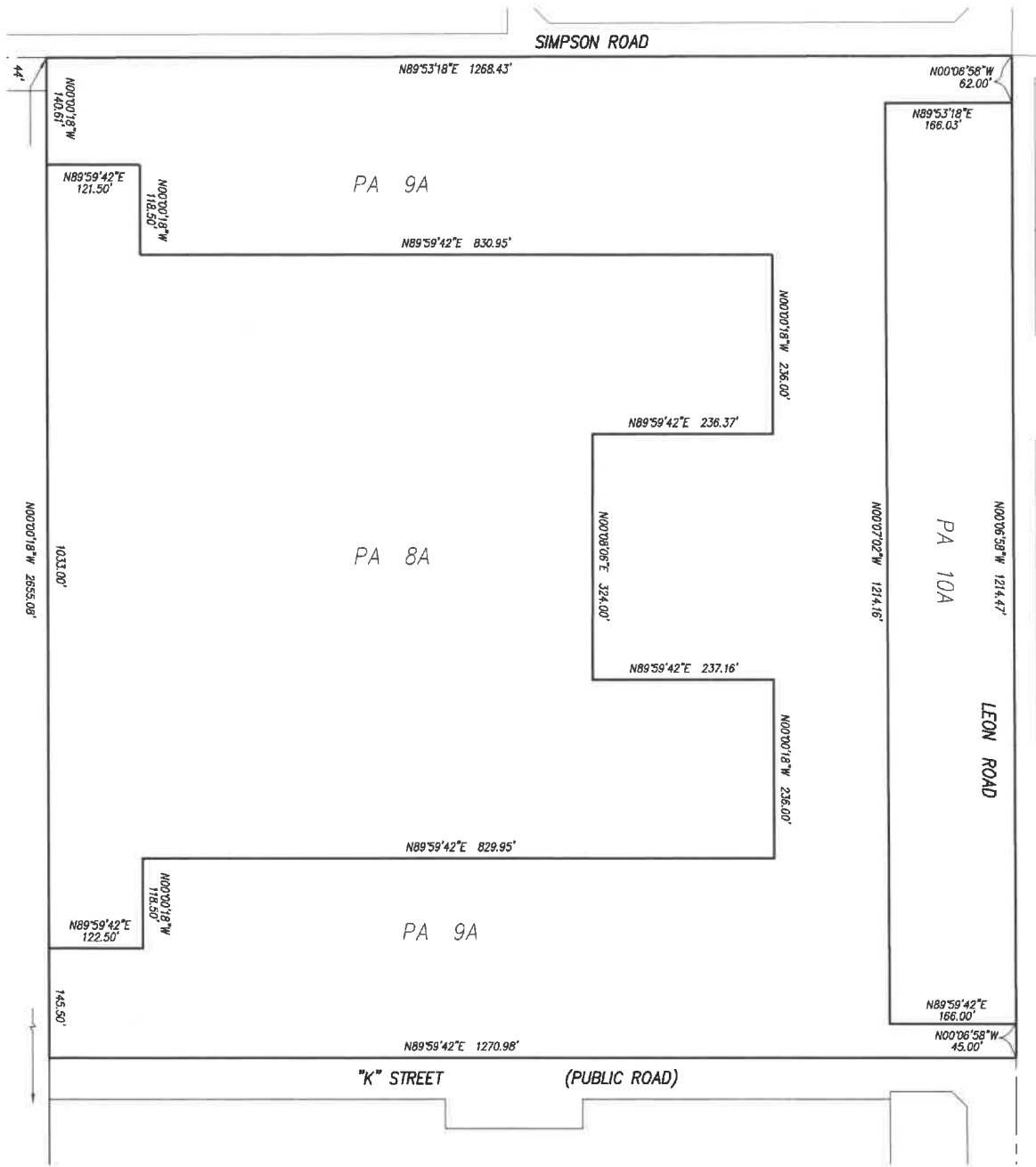
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



WINCHESTER AREA

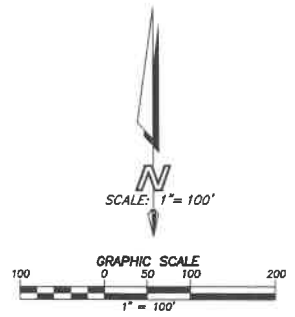
SEC. 30, T.5 S., R.2 W. S.B.B. & M.



LEGEND

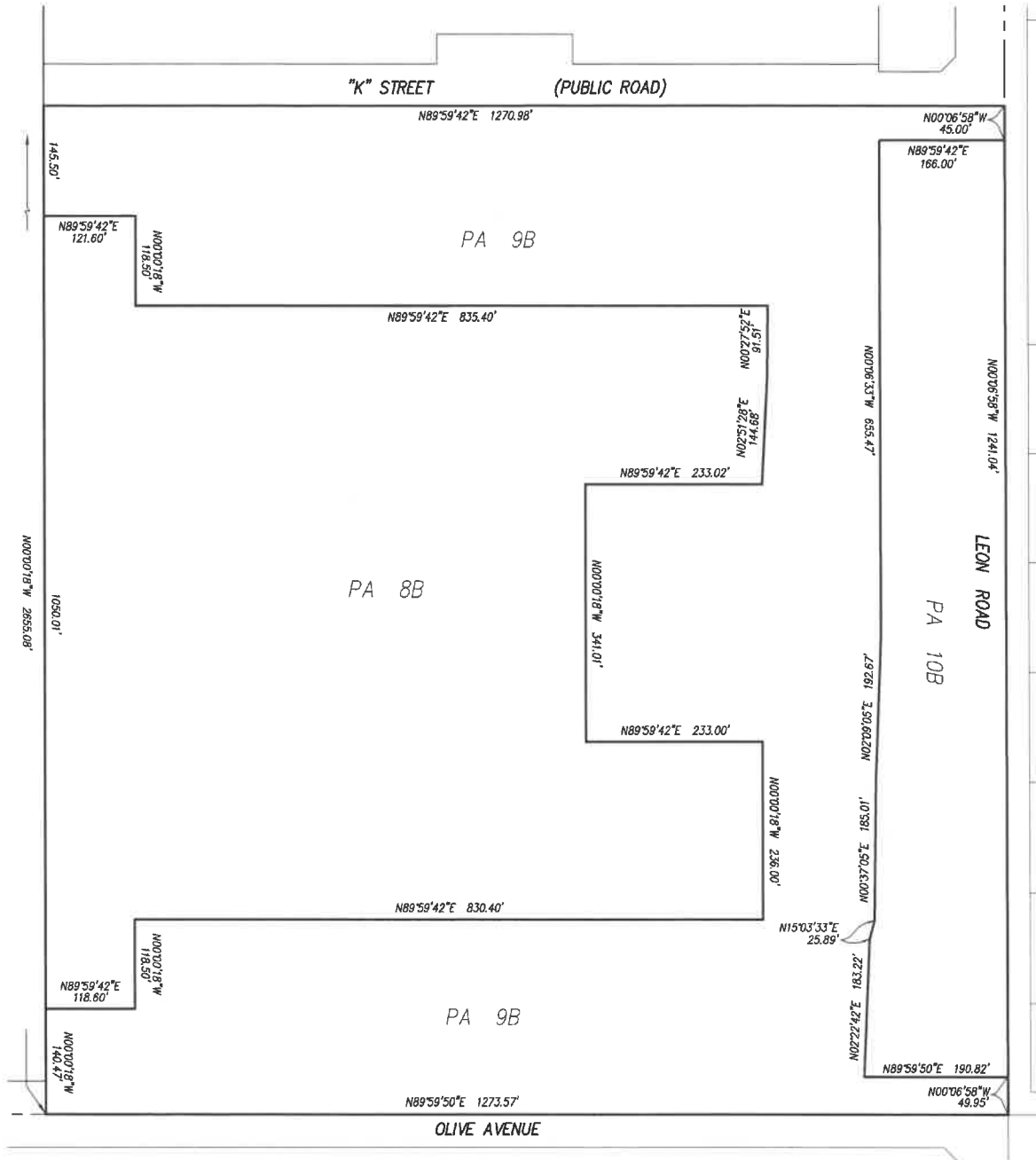
SP ZONE SPECIFIC PLAN (SP293A5)

MAP NO. 2.2421
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7940
ADOPTED BY ORDINANCE NO. 348.4875
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



WINCHESTER AREA

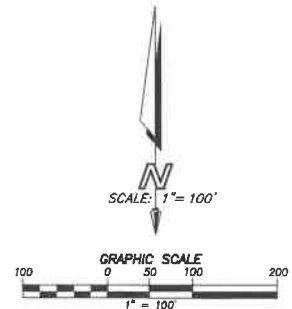
SEC. 30, T.5 S., R.2 W. S.B.B. & M.



LEGEND

SP ZONE	SPECIFIC PLAN (SP293A5)
---------	-------------------------

MAP NO. 2.2421
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7940
 ADOPTED BY ORDINANCE NO. 348.4875
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 10, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1281MA17
Related File No.: CZ7940 (Change of Zone)
APNs: 461-150-006 thru -009, and -015

Dear Mr. Brady:

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 Riverside County Case No. CZ7940 (Change of Zone), a proposal to legally define/establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11 and 12 within approved Specific Plan No. 293 (Winchester Hills), for the purpose of specifying applicable provisions of the SP (Specific Plan) zone affecting 151.07 acres located southerly of Simpson Road, westerly of Leon Road, northerly of Olive Avenue, and easterly of La Ventana Road. The proposal does not modify the allowable uses or development standards within any given Planning Area of the specific plan.

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 and non-residential intensity are not restricted.

As ALUC Director, I hereby find the above-referenced Change of Zone **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("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

2

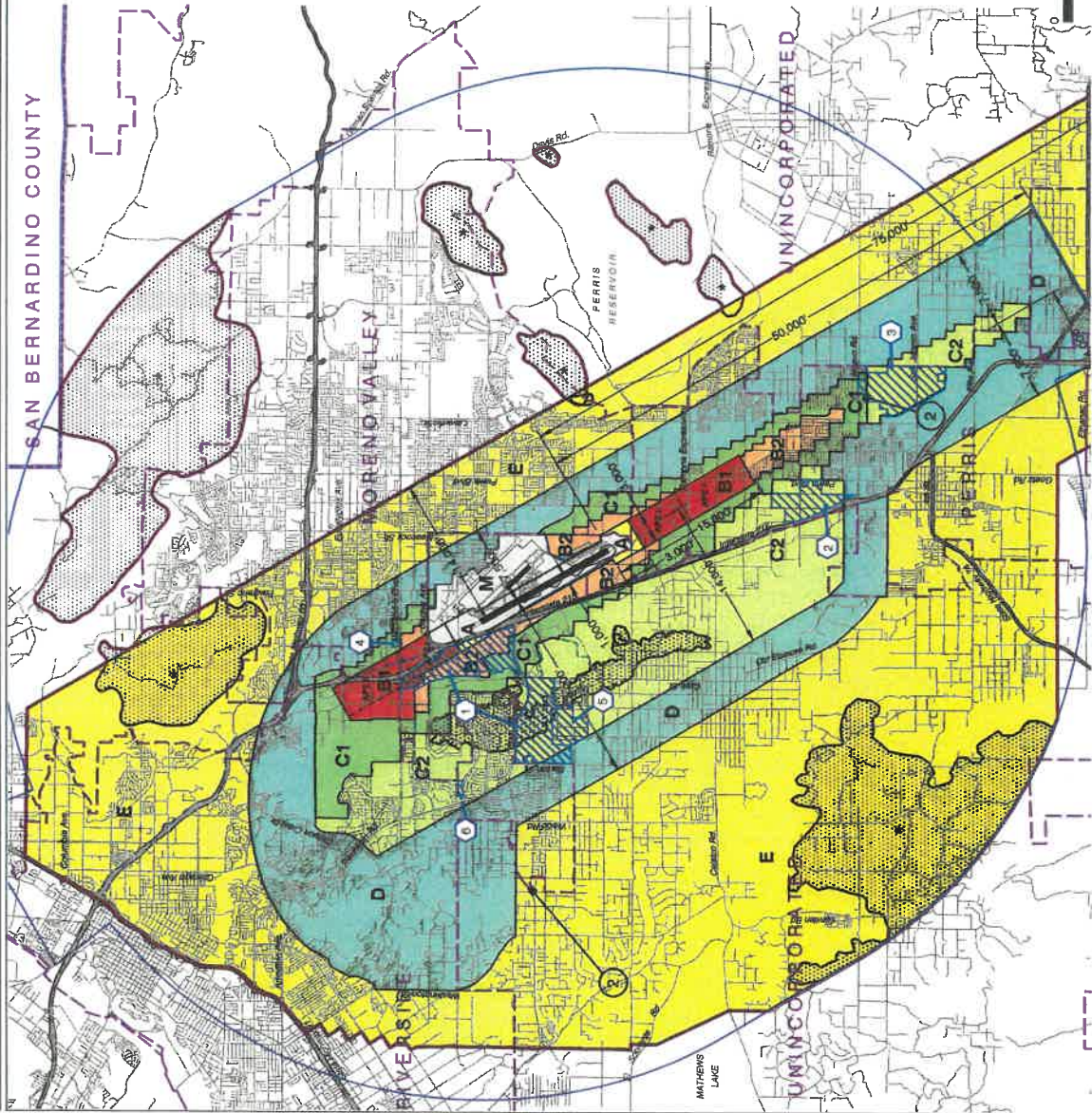
Attachments: Notice of Airport in Vicinity

cc: La Ventana 242, LLC – Attn.: Jim Lytle [Murrieta address] (landowner)
Ranchos Prop. [3660 Wilshire #108] (landowner)
Kyung Moo Kim et al. [3435 Wilshire #1150] (fee-payer)
ACS Consulting (representative)
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\ZAP1281MA17\ZAP1281MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent 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**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- High Terrain Zone
 FAR Part 77 Military Outer Horizontal Surface Limits
 FAR Part 77 Notification Area

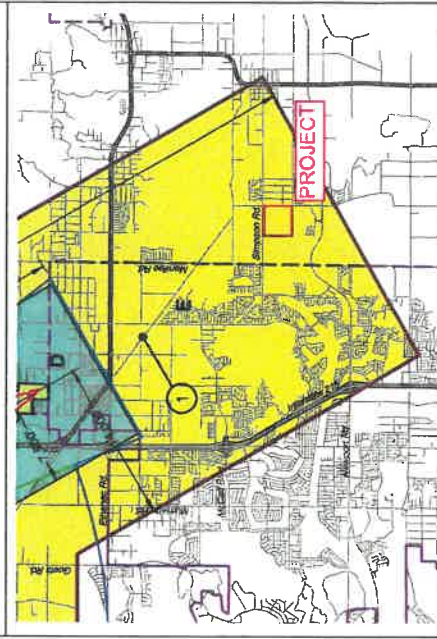
Boundary Lines

- 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: Ban Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 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.



4 MILES

Base map source: County of Riverside 2013

SEE INSET AT RIGHT

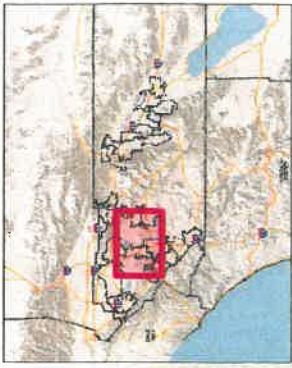
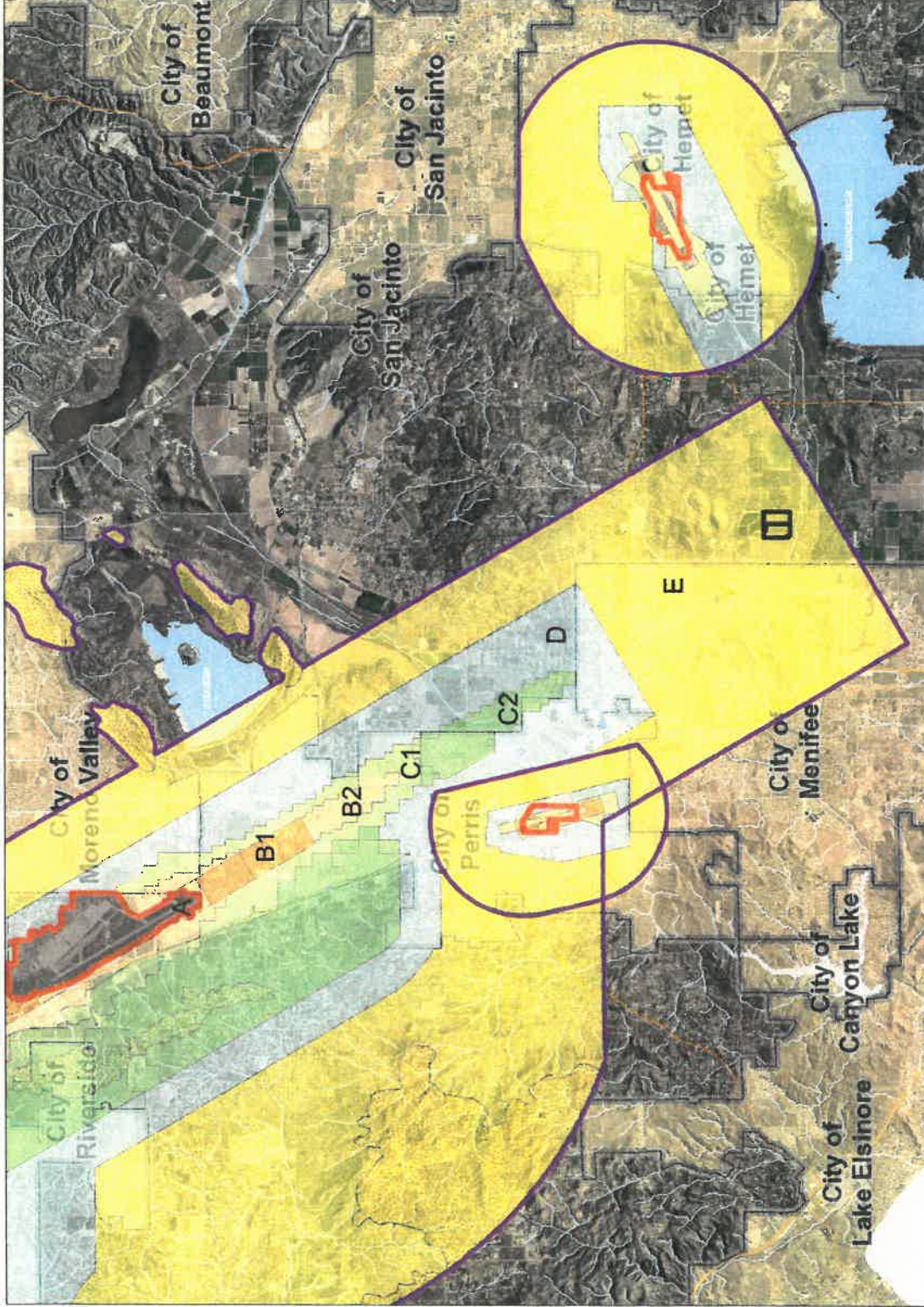
Prepared by Mead & Hunt, Inc. (June 2013)

**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.



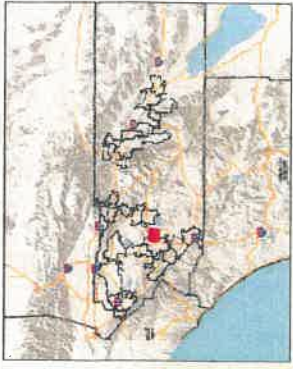
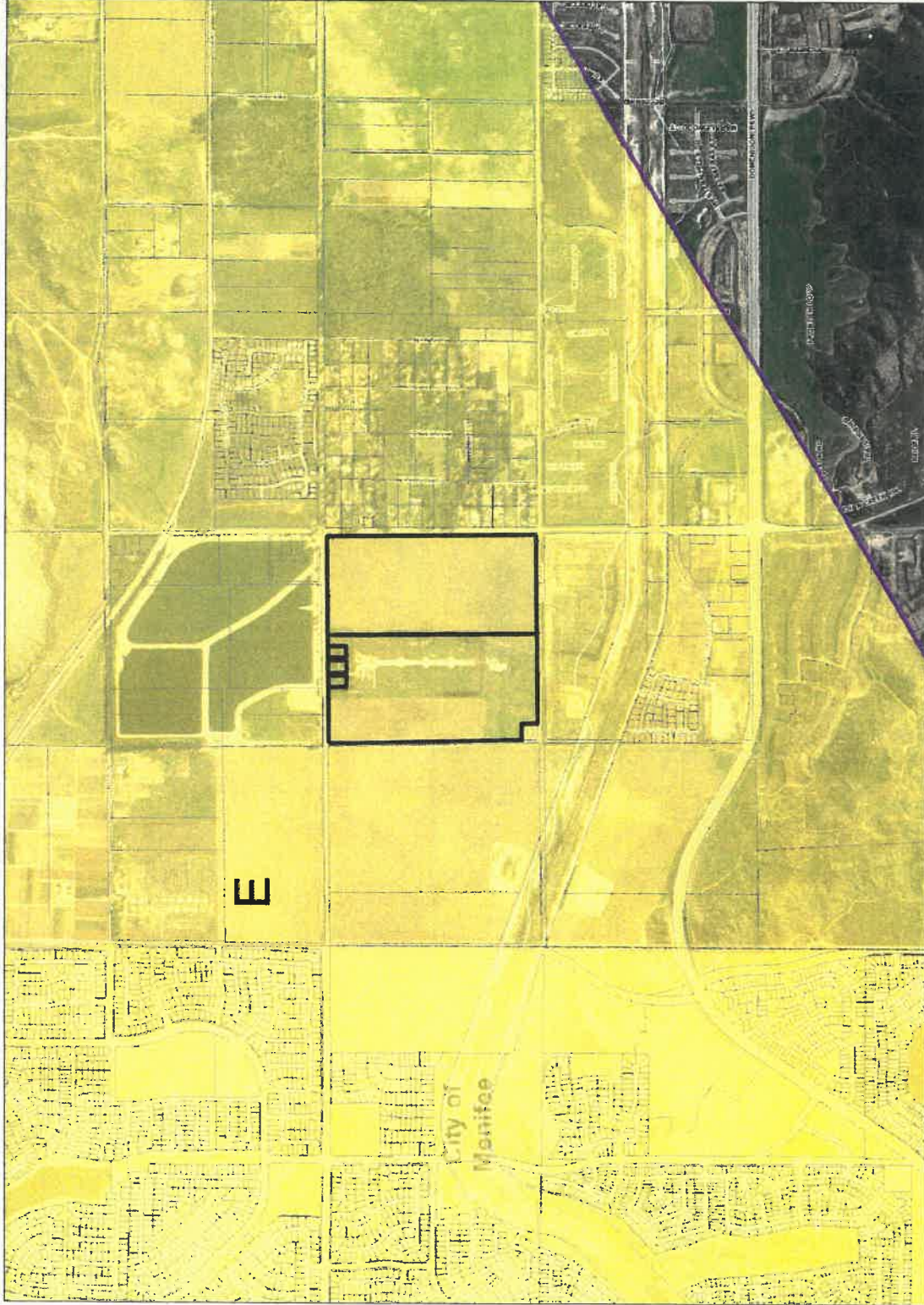
0 18,405 36,811 Feet



REPORT PRINTED ON... 8/7/2017 7:40:45 AM

© Riverside County RCIT GIS

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.



0 2,301 4,601 Feet

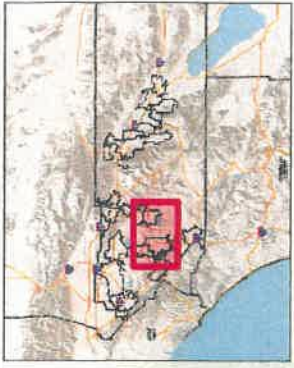
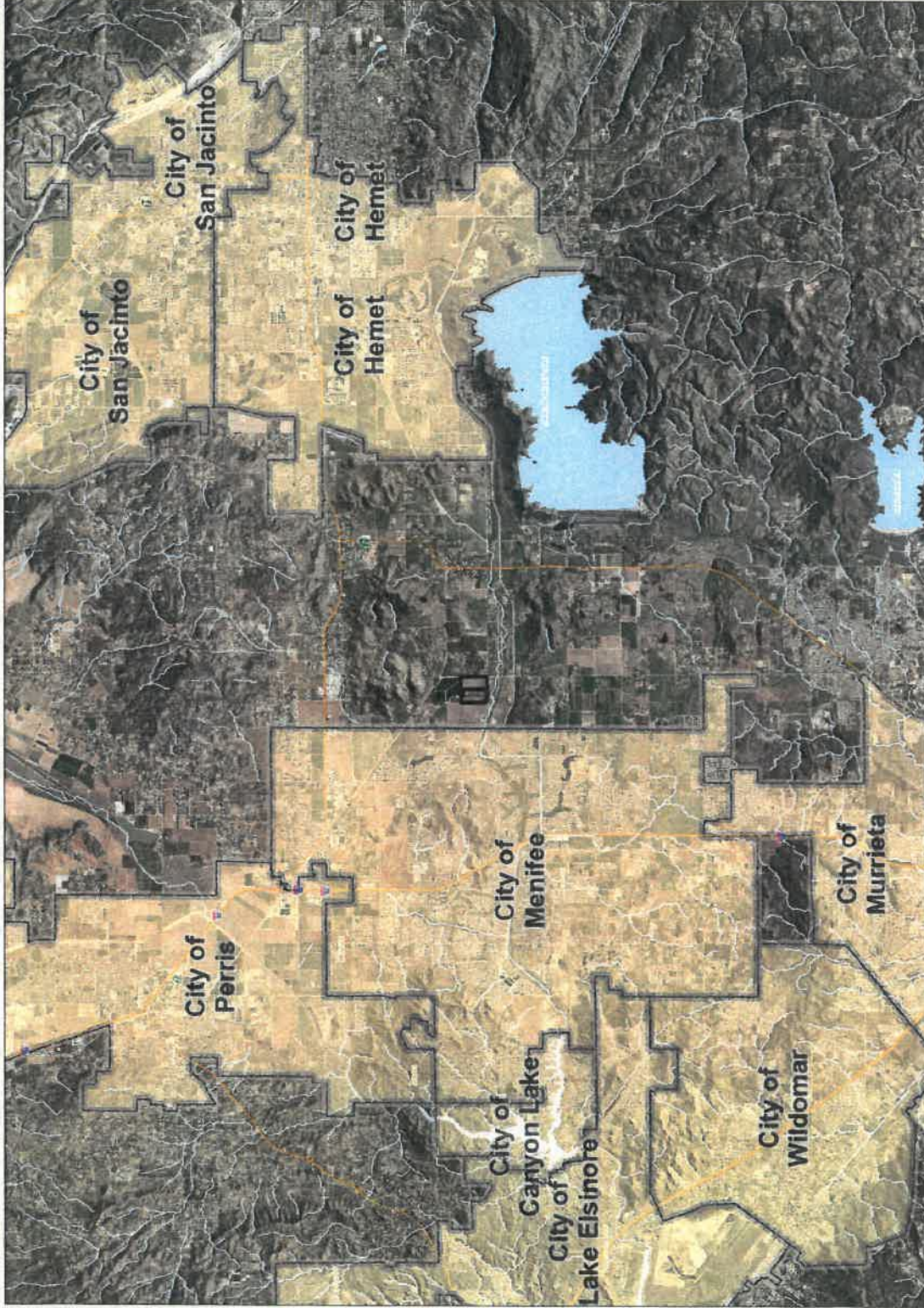
4,601 Feet



REPORT PRINTED ON... 8/7/2017 7:38:11 AM

© Riverside County RCIT GIS

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.



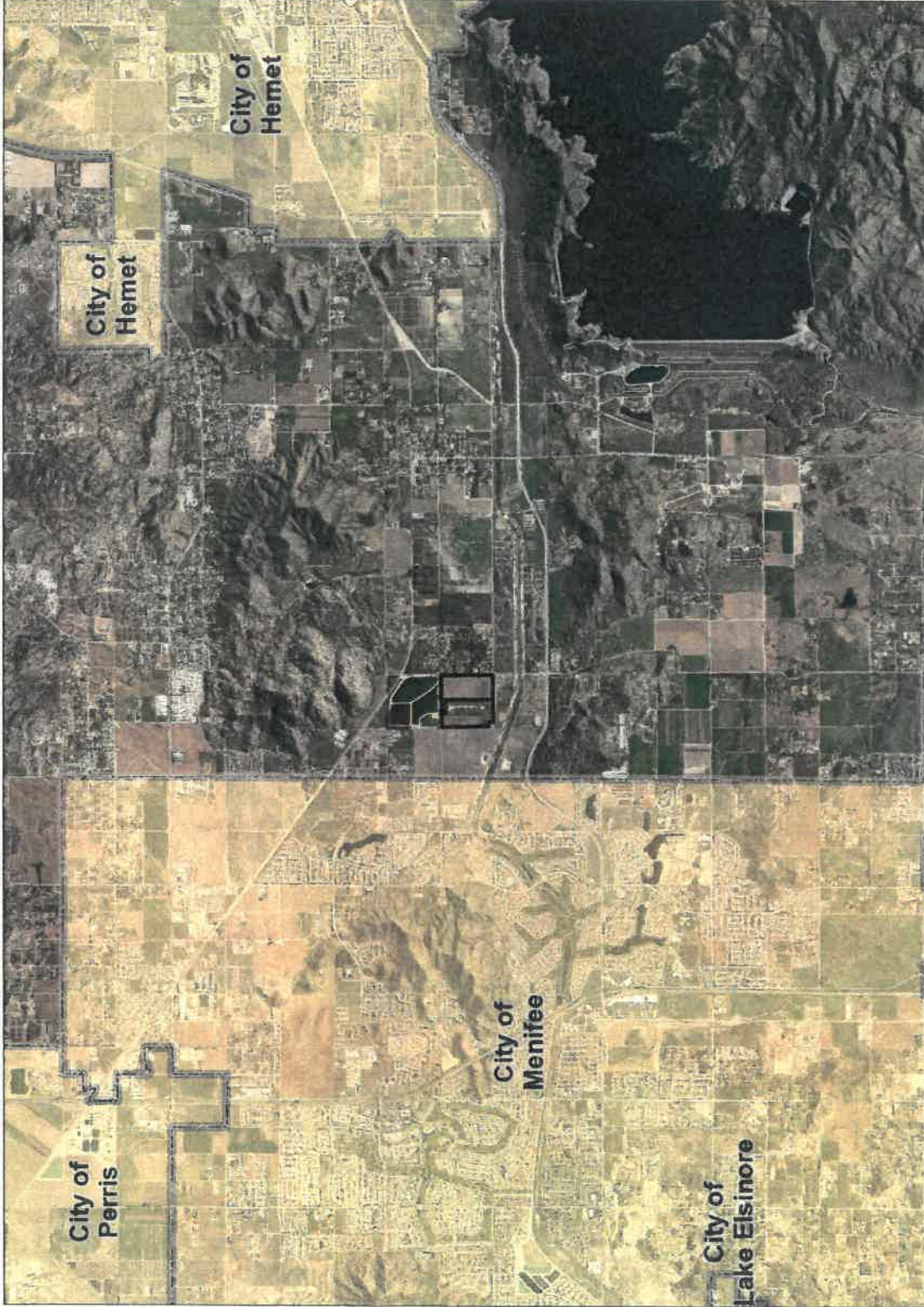
0 18,405 36,811 Feet



REPORT PRINTED ON... 8/7/2017 7:41:52 AM

© Riverside County RCIT GIS

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.



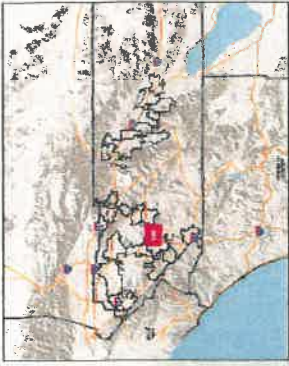
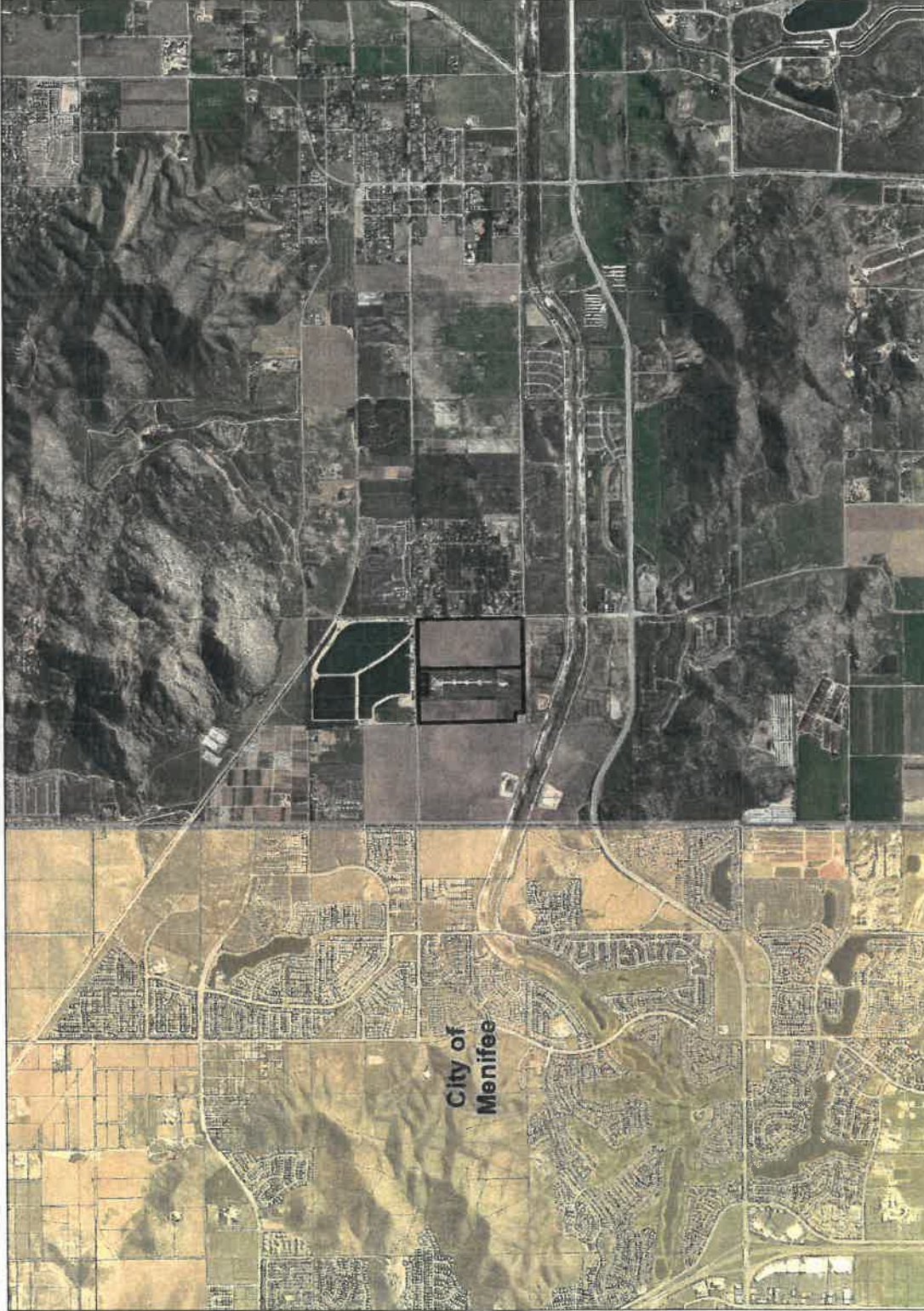
0 9,203 18,405 Feet



REPORT PRINTED ON... 8/7/2017 7:42:23 AM

© Riverside County RCIT GIS

My Map



- Legend**
- City Boundaries
 - Cities
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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



0 4,601

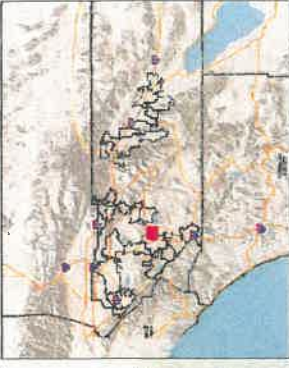
9,203 Feet



REPORT PRINTED ON... 8/7/2017 7:42:57 AM

© Riverside County RCIT GIS

My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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



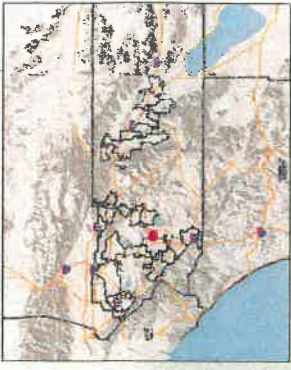
0 2,301' 4,601 Feet



REPORT PRINTED ON... 8/7/2017 7:38:58 AM

© Riverside County RCIT GIS

My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- lines
- waterbodies
- Lakes
- Rivers

Notes

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



REPORT PRINTED ON...8/7/2017 7:44:00 AM

© Riverside County RCIT GIS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

CZ07940

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.

APPLICATION INFORMATION

Applicant Name: La Ventana 242, LLC / Rancho Properties LTD

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200

Murrieta ^{Street} CA 92562
_{City State ZIP}

Daytime Phone No: (951) 200-2344 Fax No: (951) 834-9801

Engineer/Representative Name: ACS Consulting Inc.

Contact Person: Frank Artiga E-Mail: frank@acsconsultinginc.com

Mailing Address: PO Box 2252

Temecula ^{Street} CA 92593
_{City State ZIP}

Daytime Phone No: (951) 757-5178 Fax No: () NA

Property Owner Name: La Ventana 242, LLC / Rancho Properties LTD

Contact Person: Jim Lytle E-Mail: jlytle@rancongroup.com

Mailing Address: 41391 Kalmia Street, Suite 200
_{Street}

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 CHANGE OF ZONE

Murrieta

City

CA

State

92562

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

KYUNG MOO KIM MANAGER
PRINTED NAME OF PROPERTY OWNER(S)
LA VENTANA 242 LLC -


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-150-015, -007, -008, & -009 / 461-150-006

Approximate Gross Acreage: 77 (461-150-015, 007, 008, 009) / 72 (461-1560-006)

General location (nearby or cross streets): North of Olive Avenue, South of _____

APPLICATION FOR CHANGE OF ZONE

Simpson Road _____, East of La Ventana Road _____, West of Leon Road _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Land use is CR, HDR, MDR, MHDR, OS-R and existing zoning is SP 293; Change of zone application required per COA 50.PLANNING 036 (TR31100) and 50.PLANNING 003 (TR34677) which requires the CZ application to define the boundaries of the planning areas within the project SP.

Related cases filed in conjunction with this request:

TR31100 & TR34677

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and La Ventana 242, LLC hereafter "Applicant" and La Ventana 242, LLC "Property Owner".

Description of application/permit use:

Consistency change of zone application to define planning areas within SP boundary

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): 461-150-015, -007, -008, & -009

Property Location or Address:
NE corner of Olive Avenue and La Ventana Road

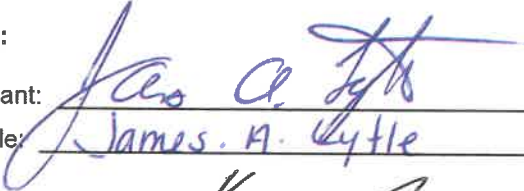
2. PROPERTY OWNER INFORMATION:

Property Owner Name: La Ventana 242, LLC Phone No.: 951-200-2344
 Firm Name: La Ventana 242, LLC Email: jlytle@rancongroup.com
 Address: 41391 Kalmia Street, Suite 200
Murrieta CA 92562

3. APPLICANT INFORMATION:

Applicant Name: Same as owner Phone No.: _____
 Firm Name: _____ Email: _____
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 5/25/17
 Print Name and Title: James A. Lytle

Signature of Property Owner:  Date: 5/11/17
 Print Name and Title: KYUNG MOO KIM. MANAGER

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: _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Ranchos Property, a California General Partnership and Rancon Real Estate Corporation, a California Corporation (collectively “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 461-150-006, 461-150-007, 461-150-008, 461-150-009 and 461-150-015 (“PROPERTY”); and,

WHEREAS, on June 1, 2017, PROPERTY OWNER filed an application for Change of Zone No. 7940 (“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:
Rancon Real Estate Corporation
Attn: Jim Lytle
41391 Kalmia St., Ste. 200
Murrieta, CA 92562

Rancho Property
Attn: Nancy Murakami
3660 Wilshire Blvd. #108
Los Angeles, CA 90010

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.

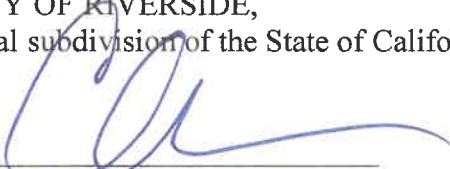
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange 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 TLMA Director – Community Development

Dated: 3/16/18

[Signatures continued on following page]

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK
DATE: 3/6/18

PROPERTY OWNER:

Ranchos Property, a California General Partnership and Rancon Real Estate Corporation, a California Corporation

Ranchos Property, a California General Partnership

By: 
Nancy Murakami
General Partner

Dated: 2/23/18

Rancon Real Estate Corporation, a California Corporation

By: 
Mike L. Diaz
Chief Executive Officer

Dated: 2/27/18

By: 
Tamara L. Collins
Chief Financial Officer

Dated: 2/27/18

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 7940 – No Further Environmental Documentation is Required – EIR380 – Applicant: La Ventana 242, LLC/ Rancho Properties LTD – Jim Lytle – Engineer/Representative: ACS Consulting – Frank Artiga – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – High Density Residential (HDR) – Park, School, and Open Space as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (Winchester Hills Specific Plan No. 293) Planning Areas - 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 – Location: Northerly of Olive Avenue, southerly of Simpson Road, easterly of La Ventana Road, and westerly of Leon Road – 149 Acres – **REQUEST:** The Change of Zone No. 7940 proposes to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas. APN's 461-150-006, 007, 008, 009, and 015.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING: **JANUARY 16, 2019**
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 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. The Planning Commission will consider the proposed application at the public hearing.

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

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 25, 2018 ,

The attached property owners list was prepared by Riverside County GIS ,

APN (s) or case numbers CZ07940 for

Company or Individual's Name RCIT - GIS ,

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.

TITLE: GIS Analyst

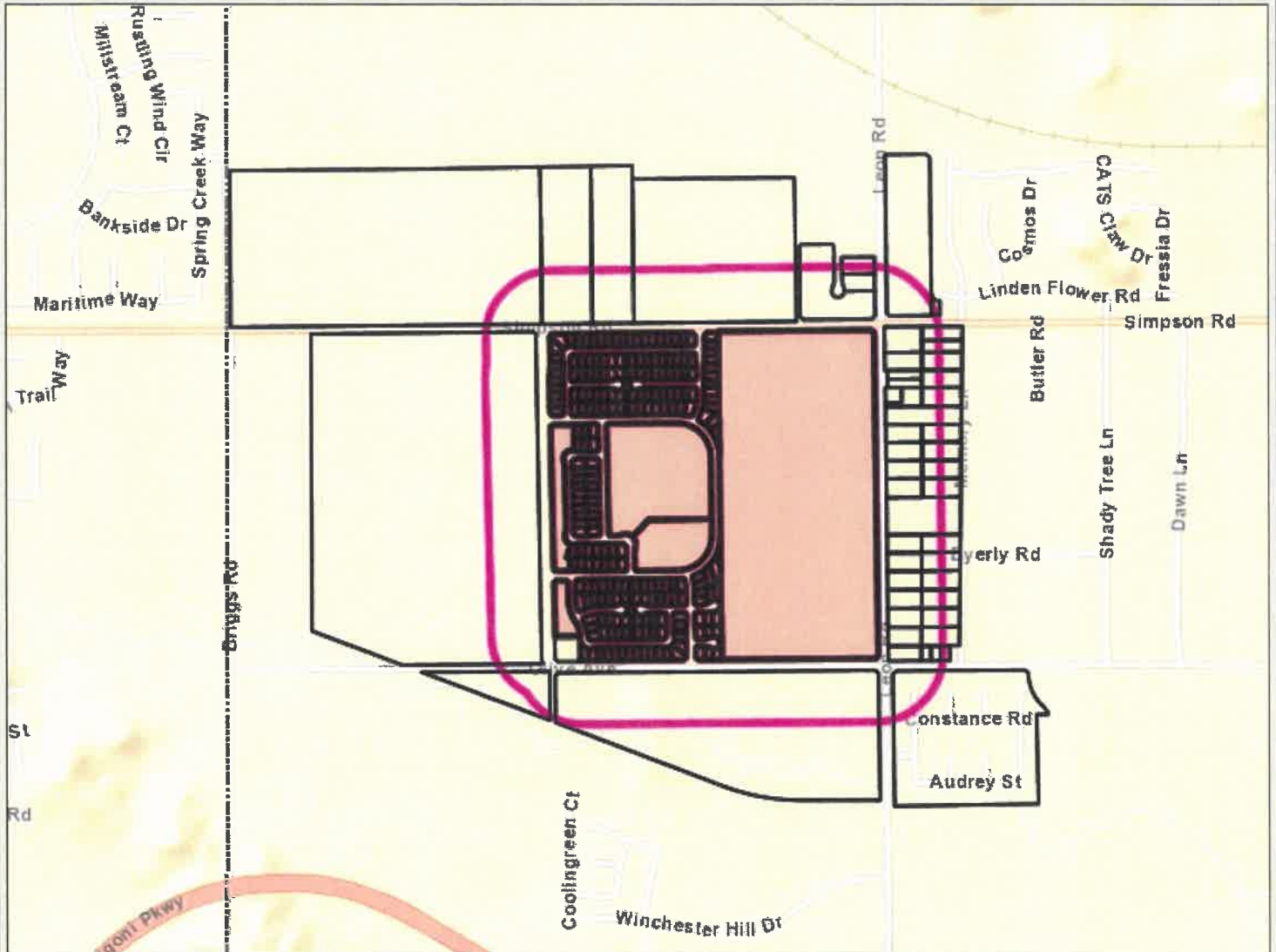
ADDRESS: 4080 Lemon Street 9TH Floor

 Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ07940 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 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... 10/24/2018 4:05:26 PM

© Riverside County RCIT

462030038
LESLIE P SAVAGE
KATHRYN S MADAS SAVAGE
28870 LEON RD
WINCHESTER CA. 92596

462030013
DARRELL E WHITE
SONDRA SUE WHITE
1705 GOLD HILLS DR
REDDING CA 96003

462030062
CHRISTOPHER FRANCIS FISHER
PATRICIA MARY FISHER
28920 LEON RD
WINCHESTER CA. 92596

462030069
MIGUEL M CRUZ
FLORENTINA M LOPEZ
28960 LEON RD
WINCHESTER CA. 92596

462030011
VINCENT AMATO
RON AMATO
P O BOX 998
WINCHESTER CA 92596

462030037
PAUL MACIAS
PABLO MACIAS
VICKY R MACIAS

28875 MEMORY LN
WINCHESTER CA. 92596

462030070
SHELLEY PFEIFER
28925 MEMORY LN
WINCHESTER CA 92596

462030010
SKYLAR SORENSEN
31090 OLIVE AVE
WINCHESTER CA. 92596

462030012
RAYMOND A LUCAS
NANCY L LUCAS
VANCE LUEVANO

462030072
ANGELA MICHELLE SCOTT
33398 SAGE RD
HEMET CA 92544

18400 CABLE LN
PERRIS CA 92570

461140005
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

461140039
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

461140006
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

461280024
CADO INDIGO
1545 FARADAY AVE
CARLSBAD CA 92008

461140052
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

461140041
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

462020051
ISAAC BOLANOS
MARIA A BOLANOS
16514 MURPHY RD
LA MIRADA CA 90638

461140042
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

462190001
WATERMARKE HOMES
C/O C/O LIFESTYLE HOMES
1505 S D ST STE 200
SAN BERNARDINO CA 92408

462030033
KOON HAN SUH
CHONG CHA SUH
28362 N STAR LN
MENIFEE CA 92584

462030060
MITCHELL R COLLINS
TAMARA M COLLINS
31093 SIMPSON RD
WINCHESTER CA. 92596

462030048
RUTH J DENHAM
K ARMSTRONG
KELLY ARMSTRONG
C/O KELLY MILLER
28580 LEON RD
WINCHESTER CA. 92596

462030027
GILBERTO R CORVERA
MARIA O PEREZ
28620 LEON RD
WINCHESTER CA. 92596

462030047
ANTONIUS CORNELIUS
P O BOX 837
WINCHESTER CA 92597

462030049
DEVIN ARTHUR ARMSTRONG
28590 LEON RD
WINCHESTER CA. 92596

462030030
MARGIE A NEWMAN
KENNETH E HARDING
28561 MEMORY LN
WINCHESTER CA 92596

462030026
SHERMAN L REYNOLDS
DARLENE B REYNOLDS
28630 LEON RD
WINCHESTER CA. 92596

462030025
MONROE CHAVIS
P O BOX 406
WINCHESTER CA 92596

462030064
TIMOTHY M DOTTA
AMY R DOTTA
28660 LEON RD
WINCHESTER CA. 92596

462030044
DEBRA DIANE HARRISON
28842 LEON RD
WINCHESTER CA 92596

462030045
TROY LOMBARD
82729 ODLUM DRIVE
INDIO CA 92201

462030022
CHARLES CHRISTOPHER BROWN
28680 LEON RD
WINCHESTER CA. 92596

462030031
QUAIL INDUSTRIES
22477 BEAR CREEK DR
MURRIETA CA 92562

462030059
MARGIE A NEWMAN
KENNETH E HARDING
28561 MEMORY LN
WINCHESTER CA. 92596

462030063
RAUL MORENO
ASUCENA MORENO
36310 BREITNER WY
WINCHESTER CA 92596

462030075
ANNALEE HURST
201 PRADO DR
HEMET CA 92545

462030077
ANNALEE HURST
201 PRADO DR
HEMET CA 92545

462030076
ANNALEE HURST
201 PRADO DR
HEMET CA 92545

462030021
KHOI MINH NUGYEN
BACH TUYET THI VU
29890 YORKTON RD
MURRIETA CA 92563

462030078
JAMES ROMINES
ANDREA ROMINES
28720 LEON RD
WINCHESTER CA 92596

461160017
SALT CREEK II
C/O C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

461160029
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

461140048
KENNETH MENIFEE INC
3129 S HACIENDA BLVD 668
HACIENDA HEIGHTS CA 91745

461452020

461150017
SALT CREEK I
C/O C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

462030061
PHILIP JOSEPH TERRIERE
LINDA TERRIERE
28895 MEMORY LN
WINCHESTER CA. 92596

462030071
JOSE A VEGA
KARINA Y VEGA
28915 MEMORY LN
WINCHESTER CA. 92596

462030046
FABIAN ESCOBAR
1119 S ALBANY ST NO 134
LOS ANGELES CA 90015

462030028
GILBERT CABARUVIAS
SALLY V CABARUVIAS
7329 EL TOMASO WAY
BUENA PARK CA 90620

462030024
JEFFREY ALAN DUER
28640 LEON RD
WINCHESTER CA. 92596

462030019
CARMINIA BURGOS
FELICITA BURGOS
7320 IRWINGROVE DR
DOWNEY CA 90241

461471010

461470018

461451039

461450002

461471003

461471057

461451031

461451013

461150006
RANCHOS PROP
3660 WILSHIRE BLVD NO 108
LOS ANGELES CA 90010

La Ventana 242, LLC/Rancho
Properties LTD
c/o Peter Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

La Ventana 242, LLC/Rancho
Properties LTD
c/o Peter Lytle
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

ACS Consulting Inc.
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

ACS Consulting Inc.
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

La Ventana 242, LLC/Rancho
Properties LTD
c/o Kyung Moo Kim, Manager
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

La Ventana 242, LLC/Rancho
Properties LTD
c/o Kyung Moo Kim, Manager
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7940

Project Title/Case Numbers

Deborah Bradford

County Contact Person

951.955.6646

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

La Ventana 242, LLC/ Rancho Properties LTD

Project Applicant

41391 Kalmia Street, Suite 200, Murrieta, CA 92562

Address

North of Olive Avenue, south of Simpson Road, east of La Ventana Road, and west of Leon Road

Project Location

Change of Zone 7920 proposes to establish the boundaries of Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, and 12 within Specific Plan No. 293 (Winchester Hills). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No.380 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which is incorporated by reference. CZ7940 will not result in any new significant environmental impacts not identified in the certified EIR No. 380. CZ7940 will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 380, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ7940 is defining the Planning Area boundaries and zoning of the subject site which was included within the project boundary analyzed in EIR No. 380, and CZ7940 does not propose any changes to Specific Plan No. 293 area as analyzed in EIR No. 380.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Deborah Bradford, Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: January 16, 2019

PROPOSED PROJECT

Case Number(s): GENERAL PLAN AMENDMENT
NO. 1183
CHANGE OF ZONE NO. 7919
TENTATIVE TRACT MAP NO.
37134

Applicant(s): Richard Marcus

Representative(s): United
Engineering Group, Inc.

EA. No. 42945

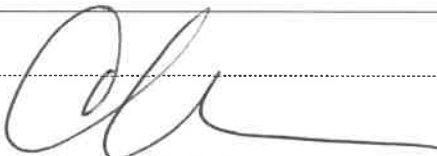
Area Plan: Lakeview/Nuevo

Zoning Area/District: Nuevo

Supervisory District: Fifth District

Project Planner: Dionne Harris

Project APN(s): 309-060-001 and 309-060-004



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy Amendment) - Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units Per Acre) on two parcels totaling 18.39 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle and was initiated by the Board of Supervisors.

CHANGE OF ZONE NO. 7919 proposes to change the site's zoning classification from Residential Agricultural (R-A) to Planned Residential (R-4).

TENTATIVE TRACT MAP NO. 37134 proposes a Schedule "A" subdivision of 18.39 gross acres into 73 single family residential lots with a minimum lot size of 5,000 square feet, with the following features:

- Three (3) water quality basins which will encompass approximately 2.63 acres of the site. Basin A (0.16 acres) will be located at the northeast corner of the project and located adjacent to the intersection of Center Avenue, Porter Street and Menifee Road. Basin C (0.57 acres) located northwest corner of the site adjacent to Center Road. Basin B (0.36 acres) located just to the slightly east of Basin C.
- In addition the applicant is proposing Street 'A' located diagonally along the northwest portion of the site, Street 'B' located transversely along the midsections of the tract, Street 'C' located diagonally which intersects Street 'B' and Street 'D' along the southeast portion of the tract.
- The site is required to have one park site of 0.72 acres.
- Approximately one (1) open space lot with a paseo trail.

The above discretionary actions are herein identified as the "project".

The proposed project is located in the Lakeview/ Nuevo Area Plan, more specifically southerly of Central Avenue, northerly of Porter Street, easterly of Palomar Road, and west of Meniffee Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

ADOPT PLANNING COMMISSION RESOLUTION No. 2019-024 recommending adoption of General Plan Amendment No. 1183 to the Riverside County Board of Supervisors; and

ADOPT a **MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42945**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,**

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1183, A General Plan Amendment to change the land use designation from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) as shown on Exhibit No. 6 attached hereto, based on the finding and conclusion incorporated in the staff report, and pending adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7919, amending the project site’s Zoning Classification from Residential Agricultural (R-A) to Planned Residential (R-4) in accordance with Exhibit No. 3 attached hereto, based on the finding and conclusion incorporated in the staff report, and pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37134, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Low Density Residential (LDR)
Proposed General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Low Density Residential (RC:

File No(s). GENERAL PLAN AMENDMENT NO. 1183, CHANGE OF ZONE NO. 7919, TENTATIVE TRACT MAP NO. 37134

Planning Commission Staff Report: January 16, 2019

Page 3 of 19

	LDR) (1/2 Arce Minimum)
East:	Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) and Commercial Retail (CR) (0.25 – 0.35 FAR)
South:	Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) and Commercial Retail (CR) (0.25 – 0.35 FAR)
West:	Rural Community: Low Density Residential (RC: LDR) (1/2 Arce Minimum)
Existing Zoning Classification:	Residential Agricultural (R-A)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	Residential Agricultural (R-A)
East:	Residential Agricultural (R-A)
South:	General Commercial (C-1/C-P) and Mobilehome Subdivision and Mobilehome Park (R-T)
West:	General Commercial (C-1/C-P) and Mobilehome Subdivision and Mobilehome Park (R-T)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant property and single family residential dwellings
South:	Mobilehome park
East:	Mobilehome park
West:	Vacant property and single family residential dwellings

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	18.36	
Proposed Minimum Lot Size:	3,500	5,000
Total Proposed Number of Lots:	73	73
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146,152
Special Flood Hazard Zone:	Yes – Riverside County Flood Control
Agricultural Preserve:	No

Liquefaction Area:	Low Liquefaction Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High Fire Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or partially within the SKR Fee Area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

General Plan Initiation Proceedings ("GPIP")

This project as submitted to the County of Riverside on May 1, 2016, during the 2016 General Plan Review Cycle application period and was recommended for initiation to the Riverside County Board of Supervisors. On January 24, 2017, the Board of Supervisors adopted an order initiating proceedings for the General Plan Amendment No. 1183. The GPIP Board of Supervisors report package is included with this report. An accompanying Change of Zone (No. 7919) was submitted by the applicant on August 31, 2016 to change the underlying Zoning Classification to be consistent with the proposed General Plan Land Use Designation. General Plan Amendment No. 1183 and Change of Zone No. 7919 are now taken forward for consideration.

As originally submitted, this General Plan Amendment application was a proposal to change the site's Land Use from Low Density Residential (LDR) (½ acre minimum lots) to Medium Density Residential (MDR) (2-5 dwellings per acre). The Planning Commission discussed this proposal during the GPIP hearing process and concluded the Medium Density Residential (MDR) (2-5 dwelling units per acre) would be appropriate. The project was subsequently recommended to the Board of Supervisors for the initiation with the Land Use Designation to MDR.

SB 18 and AB 52 Tribal Consultations

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Senate Bill 18 became effective on November, 2005. SB 18 provides for a 90-day period in which all Tribes that have been notified of the project may request to consult on the project. In accordance with Senate Bill 18, notices regarding the proposed project were sent for Native American consultation on September 27, 2016. Staff received notification from the Pechanga and Soboba Tribes within the 90 days on October 3, 2016.

Assembly Bill 52 became effective on July 1, 2015. AB 52 provides for a 30-day period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation. Pechanga request to consult on October 3, 2016. Project materials were sent to Pechanga on April 4, 2016 and April 20, 2016. Staff had a teleconference with Pechanga on November 3, 2016. The tribe expressed concern that due a village site situated to the southeast and because of the presence of resources in the area, that there is the potential for subsurface tribal cultural resources to be present Staff had another teleconference with Pechanga on February 12, 2017. Staff sent the cultural landscape report on February 24, 2017. Staff concluded consultation on April 11, 2017.

The proposed General Plan Amendmen4t (GPA) was before the Planning Commission on November 16, 2016 and on January 24, 2017 the Riverside County Board of Supervisors adopted an order initiating GPA No. 1183. The initiation by the Board allowed the proposed GPA No. 1183 to go through the discretionary review process including the appropriate environmental review with public hearings before the Planning Commission, as a recommending body, and Board of Supervisors for final approval. The project was initiated by the Board of Supervisors. Staff supported the initiation throughout the process.

The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change that would create an internal inconsistency among the elements of the General Plan.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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). Environmental Assessment No. 42945 identified potentially significant impacts in regards to drainage; however, with the incorporation of mitigation measures the impacts are reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on December 11, 2018 to January 10, 2019 per the California Environmental Quality Act Statute and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

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

General Plan Amendment Findings:

This project includes both a Regular Foundation Component Amendment and an Entitlement/Policy Amendment. A Regular Foundation Amendment application is allowed to be submitted only during a General Plan Review Cycle, which was previously every five (5) years and is now every eight (8) years. This project was submitted on May 31, 2016, within the 2016 General Plan Review Cycle application period. A Regular Foundation Amendment is required to adhere to a two-step approval process; whereby the first step is for the Board of Supervisors to adopt an order to initiate the Amendment proceedings. The second step, after initiation, is for the proposed Regular Foundation Amendment to go through the entitlement process, where the project will be publicly noticed and prepared for both Planning Commission and Board of Supervisors hearings and finalized during an adoption cycle.

The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that three (3) findings must be made for a Regular Foundation Amendment. Additionally, five (5) findings must be made for an Entitlement/Policy Amendment. This proposed project is a request to change from one Foundation Component to another, as well as from one Land Use Designation to another. As a result, both sets of findings must be made. There is some overlap between the Foundation and Entitlement/Policy Amendment findings, which are further described below:

General Plan Foundation Component Amendment Findings

1. The General Plan Foundation Component Amendment would change the existing foundation of Rural Community to Community Development. The General Plan states that the "Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals. It is the expressed goal of the

General Plan to focus future growth into those areas designated for Community Development and in a pattern that is adaptive to transit and reduces sprawl.”

GPA No. 1183 proposes to change the Project site’s Foundation Component from Rural Community (RC) to Community Development (CD). The required findings for a Foundation Component Amendment are set forth below.

General Plan Entitlement/Policy Amendment Findings

A. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency among the elements of the General Plan.

The General Plan envisioned the area as a rural community with an equestrian focus. The proposed change would allow an increase in density, but the designation proposed is 2 to 5 dwellings per acre lots which maintains the density with the neighboring properties to the southeast. Further to the west, a Tract Map for 283 single family residences, with a minimum lot size of 4,000 square feet, was recently approved. Much of the urbanization in the area is found to the south and east of the subject site, where multiple tracts and Specific Plan No. 114 have been approved since 1974 which increased the density in the project area. The incorporation of the City of Perris, with its increasing density, which lies to the west of the site also serves as a sign of urbanization and an overall change for the area. The Circulation Element of the General Plan identifies Central Avenue as a Secondary Roadway, ultimately having a 100’ right-of-way and improving circulation within the area. The proposed project is consistent with the urbanized vision of the General Plan for the area and the proposed change would not create an internal inconsistency among the surrounding land uses of the General Plan. Staff reviewed the proposed change against all policies of the General Plan to confirm consistency with those policies.

The proposed General Plan Amendment does not involve a change in or conflict with any General Plan Principle set forth in General Plan Appendix B. The proposed General Plan Amendment specifically meets the General Plan Principles of conserving sensitive habitats with the preservation of the existing drainage onsite (Principle III.B.1); provision of open space areas both via preservation of natural open areas and development of a neighborhood serving recreational space (Principle III.C.1); encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances (Principle IV.A.1).

Specific Plan No. 114 has been approved since 1974, adding an acre of commercial retail, and 17.7 acres of medium density residential development adjacent to the property on the south and east portion of the development. To the west of the property there is a small pocket of homes on 1 acre lots.

The purpose of this request is to ask the County of Riverside to consider a land use change for the subject property from RC:LDR to CD:MDR in order to increase compatibility with the surrounding area, ease the burden of needed drainage infrastructure and stimulate the development of the designated commercial areas in the immediate vicinity. The change of land uses directly southeast of the site, facilitated development and increased intensity of uses, such as Specific Plan No. 114. The proposed project will be a smaller, yet similar, variation of the Specific Plan No. 114. While it is important to maintain a mixture of lot sizes in the area, the

change from 1 acre lots to 2 to 5 units per acre lots would still provide a range of housing options in the area, while transitioning from the higher level of density to the south and east, with that of the lower level of density located to the north and west of the project site.

Also, within the Lakeview/Nuevo Area Plan, policy LNAP 5.3, "New development shall incorporate a community trail linkage in concert with trails objectives", the project is proposing additional buffering along the north side of the project. The pedestrian trail will incorporate drainage facility improvements between Menifee Road and Palomar Road. The pedestrian buffer is recreational trail is also included area will provide over 80 additional feet of open space along the south side of Central Avenue. Along the west side, the proposed project will also buffer the existing residence with open space and larger lots. A large water quality area will be located next to the residence on Central Avenue and larger lots (Lots 1, 4, & 48) are proposed immediately adjacent to existing residences. In addition, the lots on all three sides of the tract will either front or side to the streets and open space areas providing for increased visibility and safety of the perimeter streets and trail areas.

Relationship to Surrounding Properties

The surrounding properties in the area make up a random mix of existing and proposed single family development. To the west of the property there is a small pocket of homes on 1 acre lots. To the east and south there are existing mobile home units and single family homes on 7,200 square foot lots. The Specific Plan No. 114 also contains a small commercial parcel on the corner of Penasco Circle and Porter Street.

In order to provide this justification, we analyzed this proposal against the applicable current General Plan Land Use Element Policies.

- **Riverside County General Plan.** The County's General Plan is a comprehensive planning process that establishes the fundamental values shaping the future and quality of life in the County. The Land use element of the General Plan sets standards and intensity for development throughout the County by identifying certain policies used to direct land use. The subject property is designated as Rural Community-Low Density Residential (RC-LDR). Per the general plan this designation *provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component equestrian and other animal keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.*

Justification: This area creates an isolated pocket of RC-LDR surrounded by MDR and CR designations. Two designations that do not typically mesh well with uses that allow animal keeping.

- **Policy LU 22.1.** Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

Justification: The subject property is bound by Menifee Road (a 152' Urban Arterial) to the east, Central Avenue (a 100' Secondary Arterial) to the north and an existing mobile home park (MDR) to the south, which already give the immediate area a more urban appearance.

Furthermore, the site itself is very flat and contains no special topographic features or rock outcroppings for preservation. The proposed project will match the natural contours of the site.

- Policy LU 22.2. Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use.

Justification: The existing utilities in the area along with the General Plan Circulation Element give reason as why this area should be considered for a change to MDR. The subject property is surrounded by existing MDR and has Nuevo Water Company and EMWD facilities within the adjacent streets. The circulation map shows several arterial roads connecting the surrounding area to the C-R designated land at Menifee Road and Nuevo Road. In addition, Menifee Road appears to create a boundary between the Rural Community designated area of the Lakeview/Nuevo Plan and the Community Development area lying west of Menifee Road.

- Policy LU 22.3. Ensure that development does not adversely impact the open space and rural character of the surrounding area.

Justification: The change from RC-LDR to MDR would not have an adverse impact to the open space or rural character of the area as the subject property is surrounded by MDR designations and is within close proximity to a large CR designated area. It has major general plan roads carrying traffic from other MDR properties through the area and is located within close proximity to the San Jacinto River, which will contain trails and open space for pedestrian travel and recreation to the area residents. The project will also contain its own open space and trail amenities which will ultimately connect to the Regional Trail on Pico Avenue. Furthermore, the project will be developed in conformance with the design guidelines and regulations of the Lakeview/Nuevo Area Plan, helping to integrate the designs in an appropriate manner within the area.

- Policy LU 22.4. Encourage clustered development where applicable on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5 acre lots; however, for sites located adjacent to Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

Justification: Clustering for the subject property would be feasible as the area is subdivided into smaller parcels (less than 10 acres). The proposed project is proposing 5,000 square foot lots with 3.6 acres of a trail and open space. However, per this policy, the project would qualify for clustering due to its proximity to other Community Development Foundation Component land.

- Policy LU 22.5. Encourage parcel consolidation.

Justification: This area is already surrounded by MDR or C-R designated land as well as existing MDR developments. The parcels to the south are at a range of 7,000 square feet to 10,000 square feet. The area continues to more urbanize. Parcel consolidation would not be appropriate for this immediate area.

- Policy LU 22.6. Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character.

Justification: The subject property is located in an area surrounded by MDR development and arterial roads. On several surrounding developments the County is encouraging trails,

recreations and other typically suburban amenities, which is contradictive to this policy. The project will not negatively impact existing surrounding rural areas.

- Policy LU 22.7. Small scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:
 - The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
 - The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major highway.
 - The proposed use may not be located within 2 miles of a Commercial land use designation.
 - The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.
 - The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone.

Justification: The subject property is located less than a half-mile from the largest assemblage of commercial land in the Lakeview/Nuevo area plan (approx. 152 acres). It is connected to this commercial hub by Menifee Road and Pico Avenue, both major arterial roads. This development trend resembles that of the Commercial Development Foundation Component, not Rural Community, and does not warrant small rural commercial zoned areas.

- Policy LU 22.8. An amendment from the rural Community Foundation Component that meets the following criteria may be considered an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:
 - This amendment shall be located within a city's sphere of influence area.
 - This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
 - There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
 - This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

Justification: The subject property meets three out of four of these criteria, the exception being it is not located within a City's sphere of influence. The subject property is within an area dominated by lots that are less than 20,000 square feet (both existing and entitled). Sewer and water infrastructure is provided by Eastern Municipal Water District and Nuevo Water Company respectively. The subject property is also processing Tentative Tract Map No. 37134 concurrently with this Foundation Change.

- PAR#1432 County Concerns. As part of the overall General Plan process, this project submitted a Pre-Application Review approximately 1 year ago. As part of this review, the County issued comments as it relates to the proposed Tentative Tract Map and the surrounding area. In the PA 1432 comment letter dated May 27, 2015, the County had two main concerns:
 - Concern #1. While the proposed project is bordered by Medium Density Residential and Commercial Retail Land Designations to the south, the increased density of the proposed

project may impact adjacent areas to the north and west that are currently designated and zoned for lower intensity developments.

Response: In response to this comment and in accordance with the guidelines set forth in the Lakeview/Nuevo Area Plan, the project is proposing additional buffering along the north side of the project. This area will incorporate drainage facility improvements as well as open space/recreational uses providing pedestrian circulation between Menifee Road and Palomar. The buffer area will provide over 80 additional feet of open space along the south side of Central Avenue. Along the west side, the proposed project will also buffer the existing residence with open space and larger lots. A large water quality area will be located next to the residence on Central Avenue and larger lots (Lots 1, 4, & 48) are proposed immediately adjacent to existing residences. In addition, the lots on all three sides of the tract will either front or side to the streets and open space areas providing for increased visibility and safety of the perimeter streets and trail areas.

- Concern #2. The proposed open space intended for recreation may not meet the County standard of three (3) acres per 1,000 residents. As presented, the proposed project would have approximately 234 residents (3.21 residents x 78 units) which would require 1.25 acres of dedicated recreation space. The project is within the Community Service Area CSA 146 and will have an HOA maintaining the recreational facilities.

Response: Since the PAR comments, the project has been revised to increase the open space areas, which in turn reduced the overall lot count. The revised project contains 73 lots (241 residents) and contains over 1.25 acres of combined passive and active open space/park area along the south side of Central Avenue.

C. Special Circumstance of the General Plan Designation.

The subject property is contained within a small area of land which has a general plan land use designation of Rural Community - Low Density Residential (RC-LDR), while the designation for much of the area surrounding this property is Medium Density Residential (MDR). The general plan also calls for large portions of Commercial Retail (CR) land less than ½ mile north of the subject property as well as 1 mile west of the property. To support these commercial uses, the general plan circulation element contains several arterial streets connecting the MDR and CR areas west of Menifee Road.

In addition, extensive analysis has been done in 2008 and 2017 to identify the hydrologic impacts to this area. Although the site is located outside the San Jacinto River Policy Area, the contributing drainage patterns to the river, from properties to the east of Menifee Road, can also be significant. The circulation element contains several arterial streets in the immediate area. Central Avenue and Menifee Road are arterial streets and neither of these streets have not been altered. In order for these arterial streets to function at the level intended, the surrounding developments will be required to construct the infrastructure needed to keep these streets from being inundated from stormwater. This infrastructure is not typical of "rural communities" and creates a burden that large lot subdivisions cannot bear. Increasing the density of the project area will allow the type of development projects with the capacity to complete this necessary infrastructure. The purpose of this request is to ask the County of Riverside to consider a land use change for the subject property from RC-LDR to MDR in order to increase compatibility with the surrounding area, ease the burden of needed drainage infrastructure and stimulate the development of the designated commercial areas in the immediate vicinity.

Summary

In summary, the General Plan Designated the area as a Rural Community - Low Density (1/2 acre per dwelling unit) with an equestrian focus. The proposed change would allow an increase in density, but the designation proposed is 2 to 5 dwellings per acre which is consistent the density with the neighboring properties to the southeast. The subject property is located within an area of RC-LDR designated land, in the Lakeview/Nuevo Area Plan. The immediate area surrounding it is predominately MDR and is less than ½ mile from the largest Commercial Retail designated area in the Lakeview/Nuevo Area Plan.

Menifee Road, which is designated in the Circulation Element as Urban Arterial is a natural delineation between rural and suburban areas, with the rural area located on the east side of Menifee Road and the suburban area to the west.

In addition to Menifee Road, Pico Avenue, and Central Avenue, both secondary arterials in the general plan, also traverse the immediate area. The roads connect the MDR designated land to the south and west to the commercial area located to the north on Nuevo Road. The eventual traffic that this circulation pattern will generate is not compatible with that of a "rural community".

Lastly, the proposed project would contain larger lot and open space buffers to the few existing residences to the north and west, in conformance with the guidelines of the Lakeview/Nuevo Area Plan. The project contains lots which front or side the perimeter of the entire project, offering increased safety and street visibility.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on September 8, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the members considered the Foundation Component request and felt that given the proximity of a similar development to the site, this change would be appropriate. The GPAC had a question regarding what level of amenities/parks should be provided in conjunction with this project. Staff responded that they would review the project and require an appropriate level of amenities to be included, as well as require adherence to the Quimby Act for park dedications.

Buffers

The proposed design includes landscaping around the Project site abutting the rural uses. About 2.73 acres which includes a recreational trail has been incorporated along the major roadway of Central Street, which is a buffer to the lower density residential lots to the north of Central Street. The project has one primary entrance from Porter Street and incorporates landscaping along the street to add a buffer the Medium Density Residential units to the south of Porter Street. The same is happening along Palomar Road. The surrounding landscaping for the proposed Project are in order to minimize the impact of the proposed Project on adjacent rural property owners.

R-4 Design Manual

The Project is located within the Planned Residential (R-4) Zone. This zone was established to allow lots as small as 3,500 square feet *if* a development plan (design manual) is submitted with

the map and significant open space is included in the Project. The attached 'design manual' contains the location of all pedestrian walks, malls, conceptual park plans, recreation or other open areas, location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations. Normally floor plans and elevations are not required for Tentative Tract Maps; however, the R-4 zone requires the Design Manual to include typical floor plans and elevations. The manual is attached as Exhibit D.

The Riverside County Board of Supervisors adopted the order initiating proceedings for General Plan Amendment No. 1183 on November 16, 2016.

Change of Zone Findings:

1. Change of Zone No. 7919, is amending the project site's Zoning Classification from Residential Agricultural (R-A) to Planned Residential (R-4) and is consistent with the General Plan for the following reasons:

The project site is zoned Residential Agricultural (R-A), which has a minimum of 20,000 square feet lot requirement within the Lakeview/Nuevo Area Plan. The change from R-A to R-4 encourages smaller lots. The proposed zoning will allow for 3,500 square feet as stated in the Ordinance No. 348. The project is proposing a minimum of 5,000 square foot lots, which is compatible with the surrounding development pattern in the project vicinity. The change of zone will be consistent with the General Plan by the adoption of the General Plan Amendment. The project Change of Zone from Residential Agricultural (R-A) (2 ½ acre minimum) to Planned Residential (R-4) is consistent with County of Riverside's General Plan Community Development: Medium Density Residential (CD: MDR) which allows for a minimum residential lot size of 2- 5 single family dwellings per acre. The propose project's density is 4.08 DU/AC.

Tentative Tract Map Findings:

2. Tentative Tract Map No. 37134 is a proposal to subdivide 18.39 gross acres into Schedule "A" subdivision of 73 single family residential lots with a minimum lot size of 5,000 square feet, and complies with Ordinance No. 460 based on the following:
 - a. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting the unique characteristics of the Lakeview/Nuevo Area Plan and by incorporating portions of the project site as open space and recreational trail uses. The project site is not located within a Specific Plan.

- b. The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Community Development: Medium Density Residential and Rural Community: Low Density Residential land use designations within the Lakeview/Nuevo Area Plan.
 - c. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
 - d. 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.
 - e. 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.
 - f. The design of proposed land division or 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, project design will ensure there will be no conflict with providing accessibility.
5. Additionally, the proposed Tentative Tract Map No. 37134 is consistent with the minimum improvements as outlined in Section 10.5 (Schedule "A" Subdivision) of Ordinance No. 460 based on the following:
- a. Streets. Streets are proposed as shown on the Tentative Map, which include frontage improvements to Palomar Road, Porter Street and Central Avenue, which are 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 Nuevo 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 Eastern Municipal Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.
 - e. Fences. This project will have a six-foot high chain link galvanized wire fence to be installed along any canal, drain, expressway or other feature deemed to be hazardous, which is consistent with the minimum fencing requirement.
 - 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 proposed project is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 acre minimum) to the north, and west. Community Development: Medium Density Residential (CD: MDR) (2-5 du/ac) and Commercial Retail (CR) (0.25 – 0.35 FAR) to the southeast.
 8. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurances (copies of which are attached) from the owners of the properties underlying the off-site improvement/alignment as shown on the Tentative Map that sufficient right-of-way can and will be provided. In the event the above referenced property owner or their successors-in-interest does not provide to the Transportation Department and Flood Control District the necessary dedications, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
 9. Staff reviewed the proposed change against all policies of the General Plan and determined that the project is not inconsistent with the policies.
 12. The existing zoning for the project site is Residential Agricultural (R-A) (1/2 acre minimum).
 13. The proposed zoning for the project is Planned Residential (R-4). The proposed zoning is consistent with the General Plan Designation of Community Development: Medium Density Residential.
 14. The project site is surrounded by properties which are zoned Residential Agricultural (R-A) to the north and east. General Commercial (C-1/C-P) and Mobilehome Subdivision and Mobilehome Park (R-T) to the southwest.
 15. Located within the project's vicinity are vacant property and scattered single family residential dwellings to the north, west and a mobilehome park to the southeast.

Development Standards Findings:

16. The proposed residential lots comply with the development standards for the Planned Development (R-4) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically:
 - a. The development standards for Planned Development (R-4) zoning classification allows a minimum lot size of 3,500 square feet. The project complies with this lot standard because the minimum lot size for the project site is 5,000 square feet.
 - b. The development standards for the Planned Development (R-4) zoning classification require a minimum lot depth of 80 feet. The proposed project complies with this development standard because the minimum lot depth is 80 feet.
 - c. The development standards for the Planned Development (R-4) zoning classification require a minimum lot width of 40 feet, pursuant to Ordinance No. 348 Section 8.93 or 35 feet if located on a knuckle or cul-de-sac, pursuant to Ordinance No. 460 Section 3.8.I. The proposed residential lots comply with the minimum width requirements of the Planned Development (R-4) zoning classification because the minimum width for a residential lot is 40 feet and 35 feet if within a knuckle or cul-de-sac.
 - d. The minimum yard requirement. The front yard setback should not be less 20 feet. The side yard shall not be less than 5 feet. The side yard on corner and reversed corner lots shall be not less than 10 feet from the existing right-of-way or from any future right-of-way. The rear shall not be less than 10 feet. There should not be structural encroachments in the front, side and rear yard setback. The proposed project is consistent with the minimum yard requirements of the R-4 zone.
 - e. The proposed residential lot subdivision is consistent with the Schedule "A" map requirements of Ordinance No. 460 Section 10.5, and with other applicable provisions of Ordinance No. 460, such as, street improvements, domestic water supply and distribution system, sewage disposal, fire hydrants/protection, fencing, and electrical and communications facility.
 - f. The proposed residential lot subdivision is consistent with the Schedule "A" map requirements of Ordinance No. 460 Section 10.13, and with other applicable provisions of Ordinance No. 460, such as, street improvement plans, domestic water, fire protection facilities, and electrical and communication facilities.

Other Findings:

17. Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Senate Bill 18 became effective on November, 2005. SB 18 provides for a 90-day period in which all Tribes that have been notified of the project may request to consult on the project. In accordance with Senate Bill 18, notices regarding the proposed project were sent for Native American consultation on September 27, 2016. Staff received notification from the Pechanga and Soboba Tribes within the 90 days on October 3, 2016.

Assembly Bill 52 became effective on July 1, 2015. AB 52 provides for a 30-day period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from the Pechanga Tribe within the 30-day period, requesting to initiate consultation. The two tribes include; Pechanga and Soboba. Responses requesting to consult were received from Pechanga on October 3, 2016 and Soboba on November 29, 2016. Project materials were sent to Pechanga on April 4, 2016 and April 20, 2016. Staff had a teleconference with Pechanga on November 3, 2016. Staff had another teleconference with Pechanga on February 12, 2017. Staff sent the cultural landscape report on February 24, 2017. Staff concluded consultation on April 11, 2017.

Airport Land Use Commission ("ALUC") (File No. ZAP1219MA16)

18. The proposed project is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and in result, required review from the Airport Land Use Commission (ALUC). Upon completion of review from ALUC on November 3, 2016, it was determined that the proposed General Plan Amendment from Rural Community: Low Density Residential (RC: LDR) to Community Development: Medium Density Residential (CD: MDR) and Change of Zone from Residential Agriculture (R-A) to Planned Residential (R-4) is consistent with the March Air Reserve Base/Inland Port Airport Influence Area (AIA). The project will have no impact.

Also, upon completion of review from ALUC on November 3, 2016, it was determined the proposal of the Tract Map of 73 single family residences on 18.34 acres is consistent with the March Air Reserve Base/Inland Port Airport Influence Area (AIA). The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). Given the project site elevation of 1,448 feet AMSL and the proposed maximum building height of 40 feet, structures here would not exceed the elevation of that runway. The site is actually closer to Perris Valley Airport (19,281 feet). The elevation of the runway at Perris Valley Airport is 1413 feet AMSL. At a distance of 19,281 feet from that runway to the project, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with a top of roof exceeding 1,605 feet AMSL.

19. The proposed project complies with the Riverside County Lakeview Nuevo Design Guidelines. More specifically, the project will implement five different housing design types of styles: California Ranch, Monterey, Mediterranean, Spanish Colonial Revival and Hacienda; earth toned building materials and colors (colors: white and brown, stucco finishes, wood and stone trims, and gabled and hipped roofs); and the project will implement transition and buffer zones to ensure that adjoining development blends into and is sensitivity to existing rural areas.
20. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits 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. (COA 60. PLANNING. 5)

21. The proposed project is not located within an existing Criteria Area of the Western Riverside County Multiple Species Conservation Plan, and as such is not required to dedicate a portion of the project site for dedication purposes.
22. This land division is located within a very high fire hazard severity zone in the State Responsibility Area. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Fire Ordinance No. 787 states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarthout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. The proposed project is a parcel map that may result in the development of an additional single-family residence at the project site. Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings constructed on lots created by this land division shall comply with the special construction requirements of the California Building Code. (10. BS GRADE 5.)
 - b. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1 and Riverside County Fire Ordinance No. 787 that road access shall be unobstructed with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access on Porter Street which is a 60 foot width, and secondary access on Palomar Road to the property. There is adequate accessibility to the project site for all emergency service vehicles. (COA 90.FIRE 1.)
 - c. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - d. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation. All necessary roadway infrastructure exists and the project site is located adjacent to Porter Street, Palomar Road and Central Avenue. Adequate accessibility to the Project site will be available for all emergency service vehicles. The

project site is located within a Local Responsibility Area (“LRA”) and is also located within a high hazard severity zone.

23. This project is not located within the City Sphere of Influence. Therefore, no comments were received either in favor or opposition of the project.
24. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
25. The proposed project is consistent with the provisions of Ordinance No. 348 Section 2.1 and 2.5 relating to Foundation Component Amendments- Regular.
26. Based on the above, the proposed GPA No. 1183, Change of Zone No. 7919 and Tentative Tract Map No. 37134 would not be detrimental to the health, safety or general welfare of the community and complies with the General Plan and all applicable ordinances.
27. Based on the above, the proposed GPA No. 1183, Change of Zone No. 7919 and Tentative Tract Map No. 37134 are compatible with surrounding land uses, as the surrounding land uses consist of residential development, with large and small lots.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

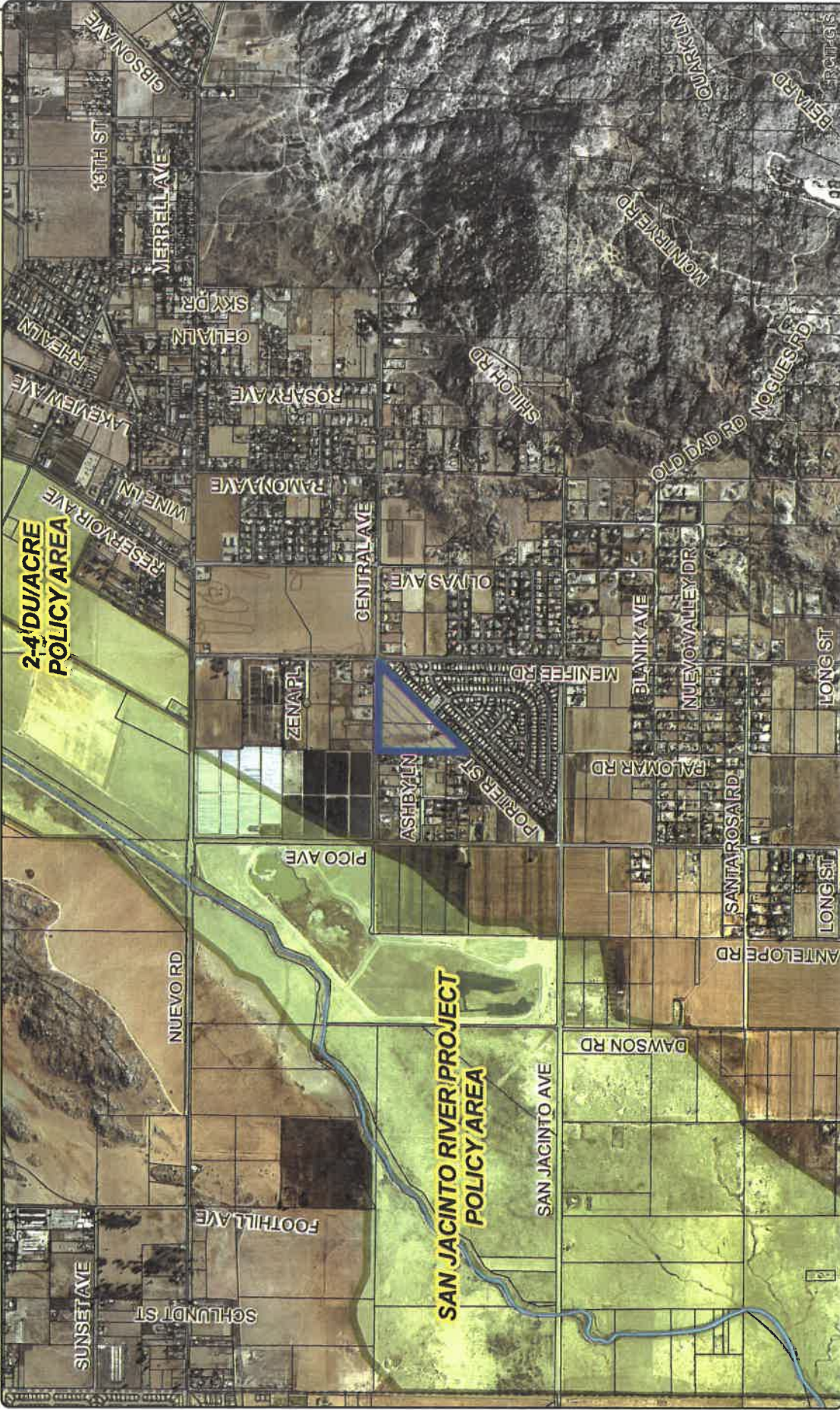
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from December 11, 2018 to January 10, 2019 who indicated support/opposition to the proposed project.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07919 GPA01183 TR37134
VICINITY/POLICY AREAS**

Supervisor: Ashley
District 5

Date Drawn: 07/05/2018
Vicinity Map



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing over 140 new designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for in the previous General Plan. The Planning Department is currently reviewing all Planning Department files in Riverside at 951955-3000 (Western County) or in Plain Desert at 076983-3277 (Eastern County) to determine if the existing zoning is in compliance with the new General Plan. For more information, please contact the Planning Department at (951) 955-3000.

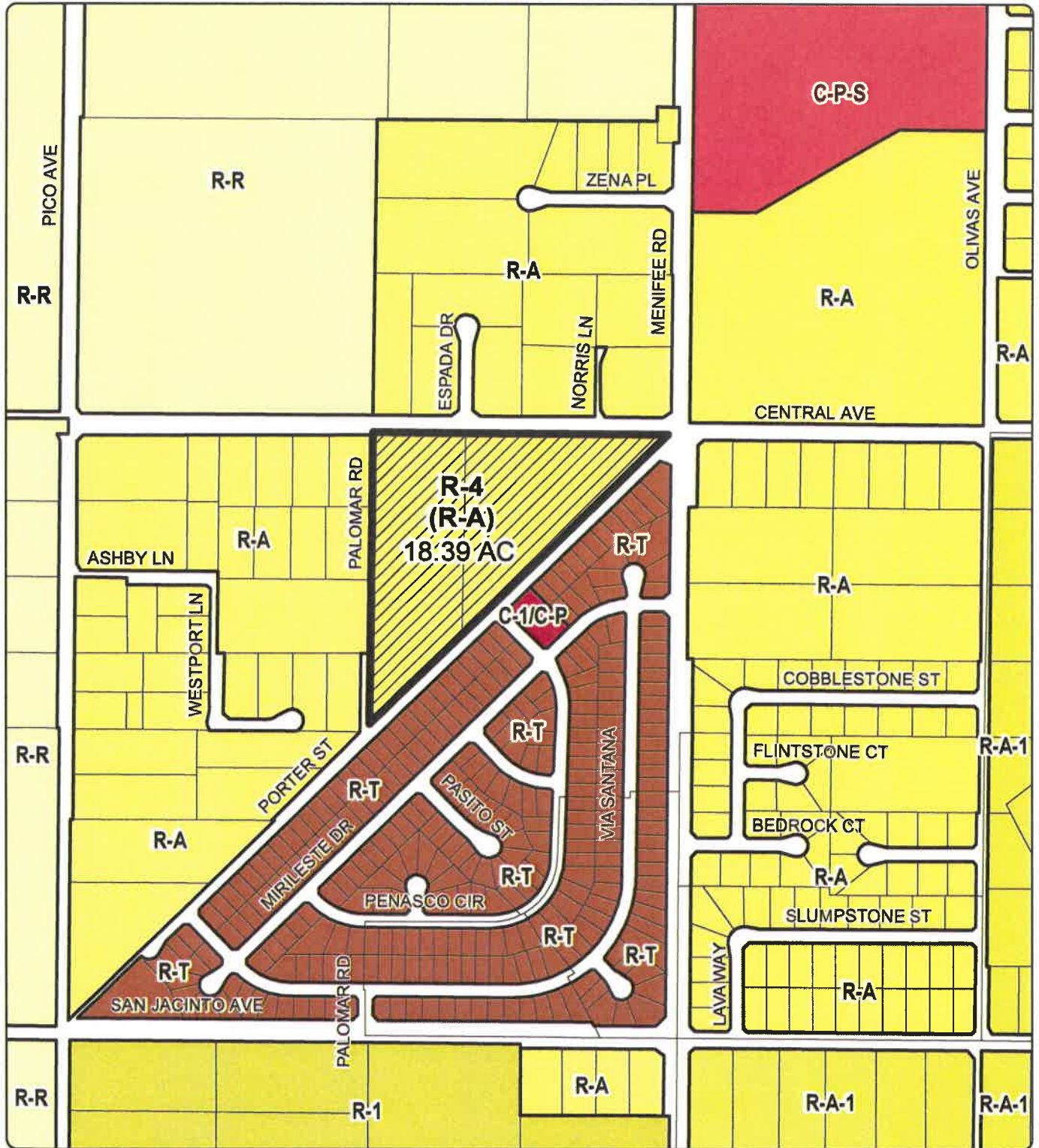
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07919 GPA01183 TR37134

Supervisor: Ashley
District 5

Date Drawn: 07/05/2018
Exhibit 3

PROPOSED ZONING



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07919 GPA01183 TR37134

Supervisor: Ashley
 District 5

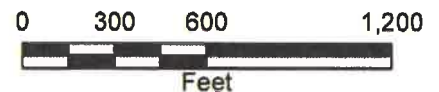
Date Drawn: 07/05/2018
 Exhibit 1

LAND USE



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)869-8277 (Eastern County) or Website <http://planning.rcplma.org>

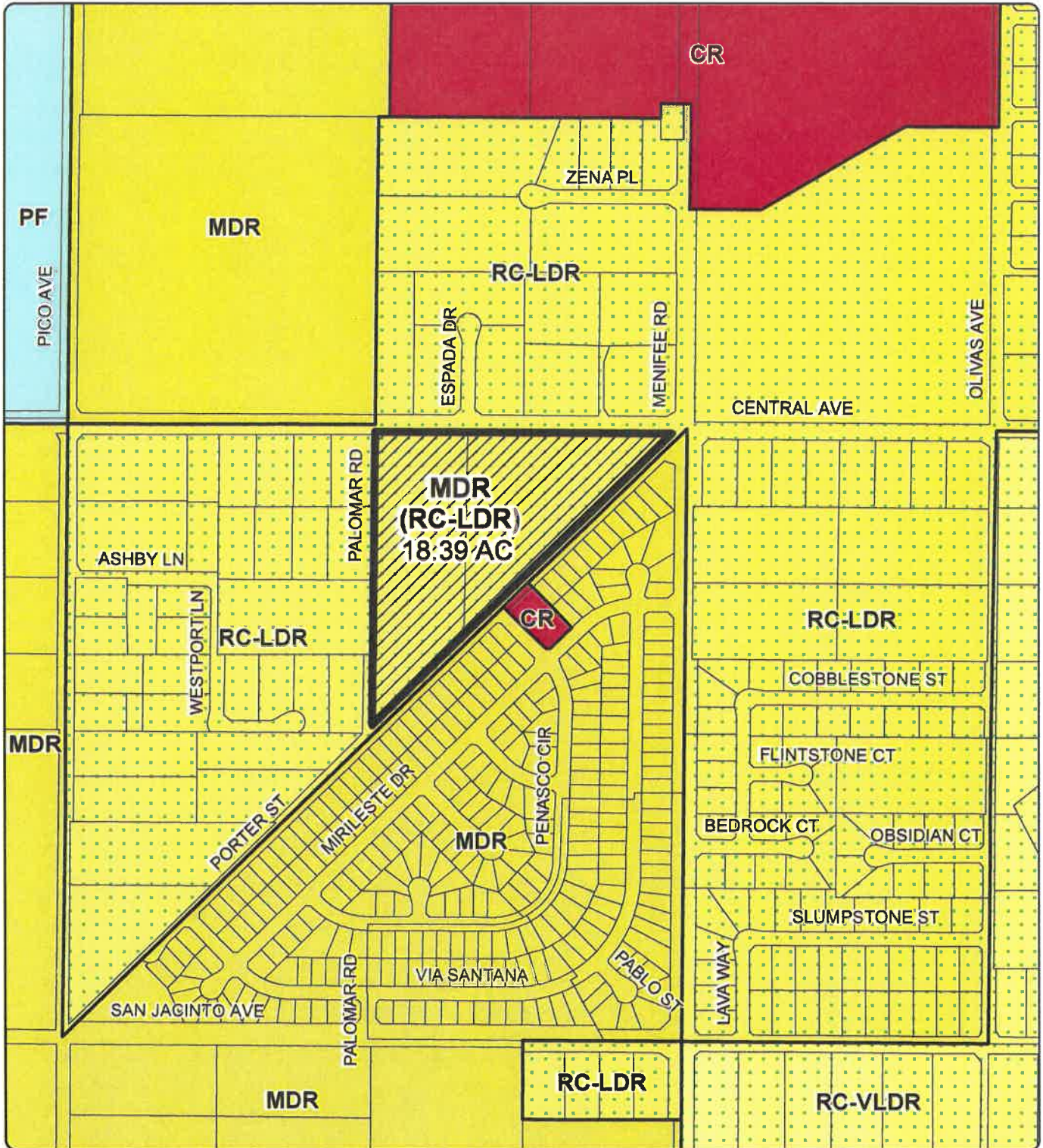
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07919 GPA01183 TR37134

PROPOSED GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 07/05/2018
Exhibit 6



Zoning Area: Nuevo

Author: Vinnie Nguyen

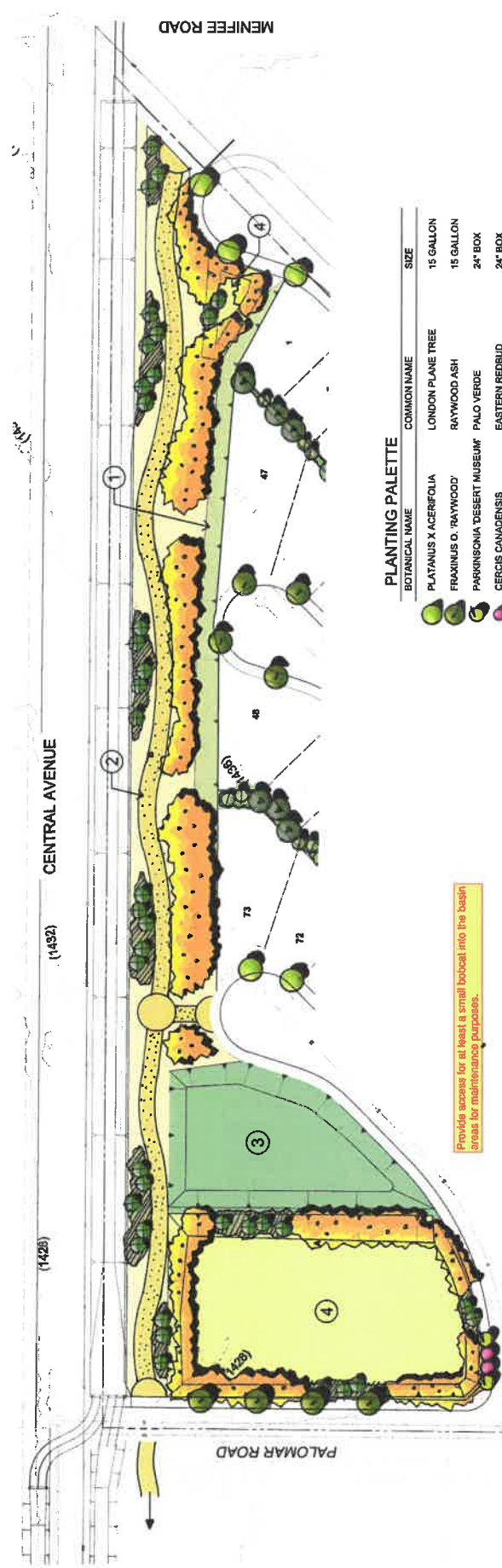


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
REGISTRATION NUMBER	DATE SIGNED	REGISTRATION NUMBER
DATE SIGNED	REGISTRATION NUMBER	DATE SIGNED
DATE SIGNED	REGISTRATION NUMBER	DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ROW/OFFSETS)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)



PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE
PLATANUS X ACERIFOLIA	LONDON PLANE TREE	15 GALLON
FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	15 GALLON
PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	24" BOX
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX
HETEROMELES ARBUTIFOLIA	TOYON	15 GALLON
QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GALLON
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON
SAMBUCUS MEXICANA	ELDBERRY	16 GALLON
SALIX LASIOLEPIS	ARROYO WILLOW	16 GALLON
MEADOW GRASS		
NATIVE RESTORATION HYDROSEED MIX		
RIPARIAN / WETLAND HABITAT		

LEGEND

- ① 2:1 LANDSCAPE SLOPE
- ② D.G. TRAIL
- ③ RIPARIAN/WETLAND HABITAT
- ④ DRAINAGE/WATER QUALITY BASIN

WATER QUALITY BASIN & RIPARIAN / WETLAND HABITAT

Provide access for at least a small bucket into the basin areas for maintenance purposes.



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: THE PLANS MUST BE USED WITHIN THESE PLANS. ANY CHANGES TO THE PLANS MUST BE APPROVED BY THE ENGINEER. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR THE PLANS TO BE VALID. THE ENGINEER'S SIGNATURE AND SEAL ARE REQUIRED FOR THE PLANS TO BE VALID.

DATE	BY	CHK	DATE	BY	CHK



PREPARED BY:
IAN DAVIDSON
LANDSCAPE ARCHITECTURE, INC.
1000 S. GARDEN STREET, SUITE 600
P.O. BOX 111171 / P.O. BOX 43002
IRVINE, CA 92611
CITY OF IRVINE, CA 92618



TRACT # 37134
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP 37134
WATER QUALITY BASIN & RIPARIAN / WETLAND HABITAT

SHEET NO. L-3
3 OF 7 SHEETS

DATE: 11/14/2017

SCALE: 1" = 40'

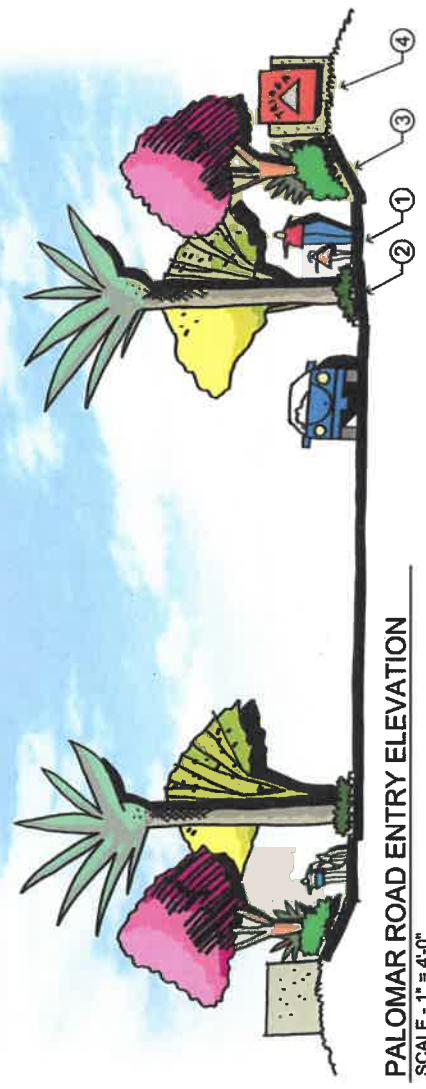
BENCHMARK: _____

FOR: _____

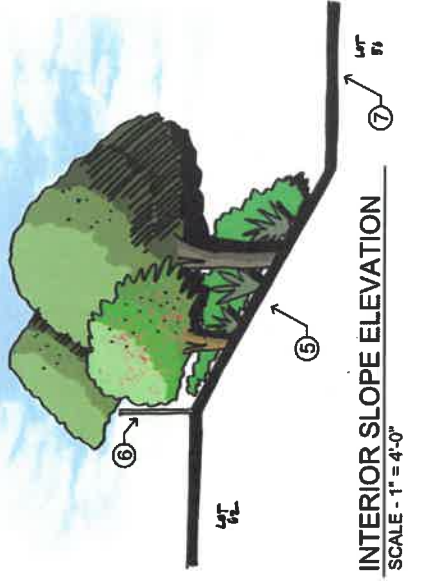
FILE NO. _____



PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)			
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)			
TENTATIVE APP. P#			



PALOMAR ROAD ENTRY ELEVATION
SCALE - 1" = 4'-0"



INTERIOR SLOPE ELEVATION
SCALE - 1" = 4'-0"

- LEGEND**
- ① Concrete Sidewalk
 - ② Landscaped Parkway
 - ③ Landscaped Slope
 - ④ Entry Monument
 - ⑤ 2:1 Interior Slope
 - ⑥ Rear Residential CHU Wall
 - ⑦ Rear Residential CHU Veneer
 - ⑧ Residential Front Yard
 - ⑨ Typical Interior Street



TYPICAL STREET ELEVATION
SCALE - 1" = 4'-0"



NOTE:
WORK CONTAINED WITHIN THESE PLANS IS PRELIMINARY. THE USER SHALL OBTAIN ALL NECESSARY PERMITS AND A GRADING PERMIT HAS BEEN ISSUED.
The project boundaries shown on this plan are approximate. No warranty is made by the designer as to the accuracy of the information shown on this plan. The user shall verify all information shown on this plan before construction. The user shall obtain all necessary permits and approvals from the appropriate authorities before construction.

DATE	BY	DESCRIPTION

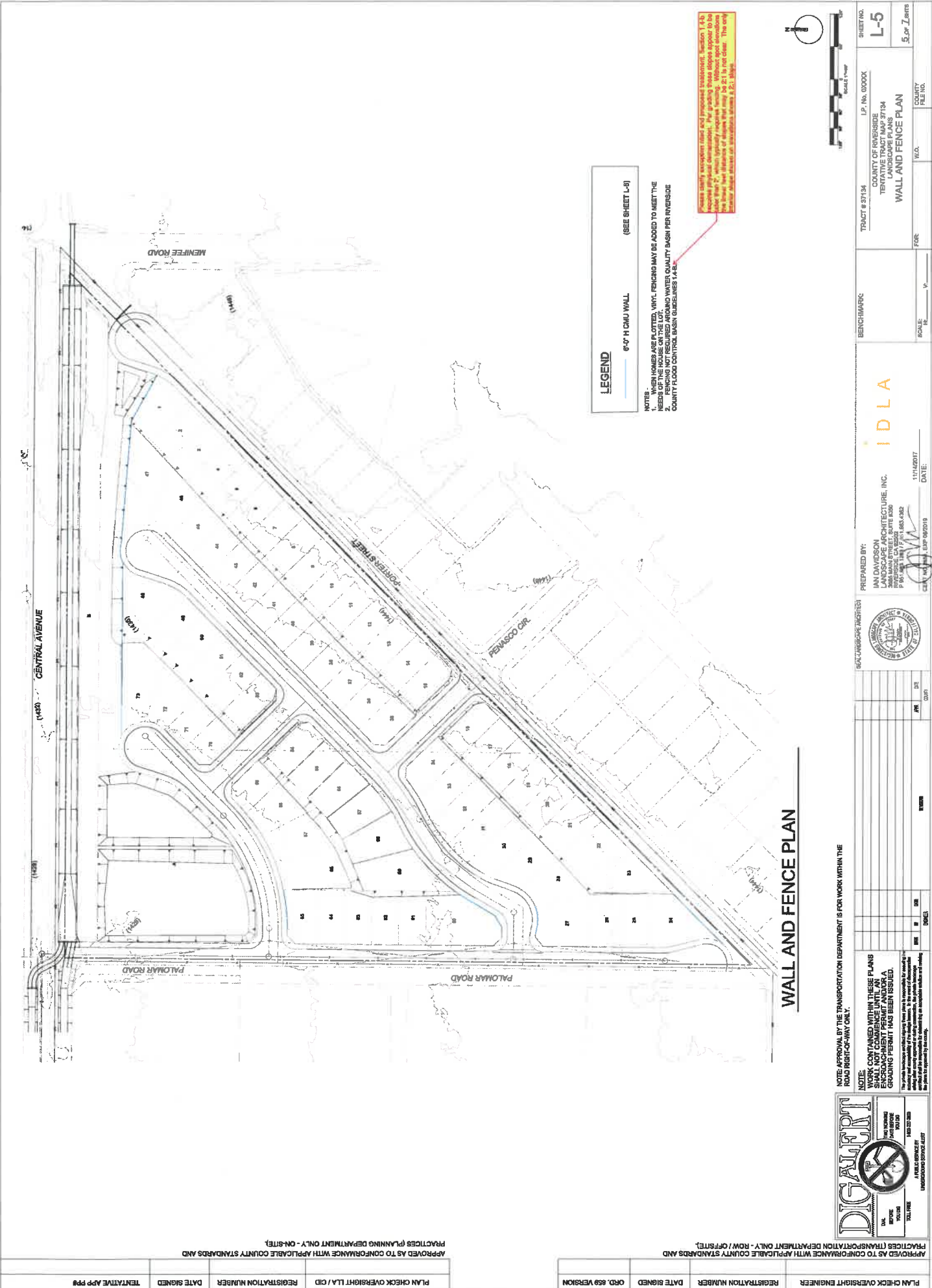


PREPARED BY:
IAN DAVIDSON
LANDSCAPE ARCHITECTURE, INC.
1000 S. PALM BLVD., SUITE 1000
SAN ANTONIO, TEXAS 78249
P: 214.343.1111 | F: 214.343.1102
IAN.DAVIDSON@IDLA.COM
DATE: 11/14/2017



BENCHMARK	TRACT # 87134	IP. No. 00000	SHEET NO.
SCALE: 1" = 4'-0"	FOR: _____	W.G. _____	L-4
DATE: 11/14/2017	COUNTY FILE NO.	FILE NO.	4.0x 7.0
COUNTY OF RIVERSIDE TENTATIVE TRACT MAP 37134 LANDSCAPE PLANS ELEVATIONS			

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE)			
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE)			
TENTATIVE APP. P#			



WALL AND FENCE PLAN

LEGEND
 6'-0" H CMU WALL (SEE SHEET L-3)

NOTES:
 1. WHEN HOMES ARE PLOTTED, VIRTUAL FENCING MAY BE ADDED TO MEET THE NEEDS OF THE HOMEOWNER.
 2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY COUNTY FLOOD CONTROL BASIN GUIDELINES 14-87.

PLEASE VERIFY ALL PROPERTY LINES AND PROPOSED TRANSDUCERS. SECTION 14-87 COUNTY FLOOD CONTROL BASIN GUIDELINES 14-87. WITHOUT GOOD REASON, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY COUNTY FLOOD CONTROL BASIN GUIDELINES 14-87. THE ONLY APPROVED METHOD FOR TRANSDUCERS IS 14-87.80(a).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - CM-SITE)
 PLAN CHECK OVERSIGHT ENGINEER: _____
 DATE SIGNED: _____
 REGISTRATION NUMBER: _____

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSETS)
 PLAN CHECK OVERSIGHT ENGINEER: _____
 DATE SIGNED: _____
 REGISTRATION NUMBER: _____

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY)
 ROAD RIGHT-OF-WAY ONLY: _____

BEAULIEU ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019
 DATE: 11/14/2017

PREPARED BY:
 IAN DAVENPORT
 LANDSCAPE ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019

BEAULIEU ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019

NOTE: WORK CONTAINED WITHIN THESE PLANS IS FOR INFORMATION ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND A GRADING PERMIT HAS BEEN ISSUED. The plans, drawings and/or specifications are not to be used for any other purpose or in any other location without the express written consent of the author. The author is not responsible for any errors or omissions in these plans.

DIGITALLY SIGNED
 IAN DAVENPORT
 11/14/2017 10:52:58 AM
 PUBLIC KEY: 11/14/2017 10:52:58 AM
 UNRECOVERABLE PUBLIC KEY

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - CM-SITE)
 PLAN CHECK OVERSIGHT ENGINEER: _____
 DATE SIGNED: _____
 REGISTRATION NUMBER: _____

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSETS)
 PLAN CHECK OVERSIGHT ENGINEER: _____
 DATE SIGNED: _____
 REGISTRATION NUMBER: _____

SHEET NO. L-5
 OF 5 SHEETS
 TRACT # 37134
 COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP 37134
 LANDSCAPE PLANS
 WALL AND FENCE PLAN

BENCHMARK: _____
 SCALE: _____
 DATE: 11/14/2017

BEAULIEU ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019

BEAULIEU ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019

BEAULIEU ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019

BEAULIEU ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019

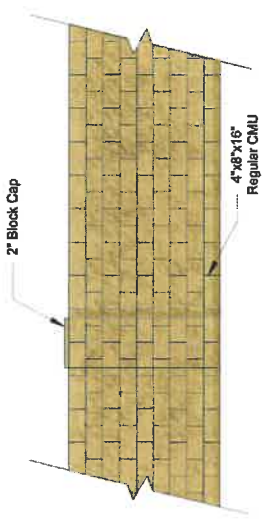
BEAULIEU ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019

BEAULIEU ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019

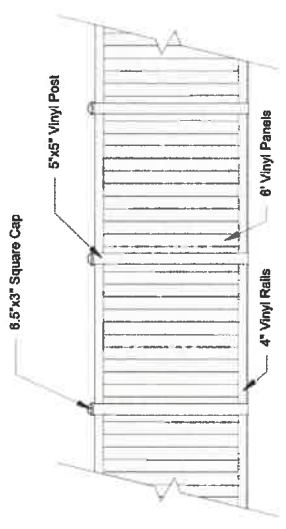
BEAULIEU ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019

BEAULIEU ARCHITECTURE, INC.
 3800 MAIN STREET, SUITE 2000
 P.O. BOX 1041, TAYLOR, CA 95128
 CLY. REG. NO. 01902019

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 659 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ROW / OFFSETS)			
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - CM-SITE)			
PLAN CHECK OVERSIGHT IIA / C/D	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PPW



DECORATIVE CMU WALL
SCALE - 1/2" = 1'-0"



VINYL FENCE
SCALE - 1/2" = 1'-0"



NOTE:
WORK CONTAINED WITHIN THESE PLANS IS THE PROPERTY OF IDLA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IDLA.

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

DATE	BY	CHK	DATE



PREPARED BY:
IAN DAVIDSON
LANDSCAPE ARCHITECTURE, INC.
2000 10TH AVENUE, SUITE 6000
P.O. BOX 1000, TUMACACI, OR 97143
DATE: 11/14/2017

IDLA

BENCHMARK:
ROUTE _____ W. _____
N. _____ E. _____

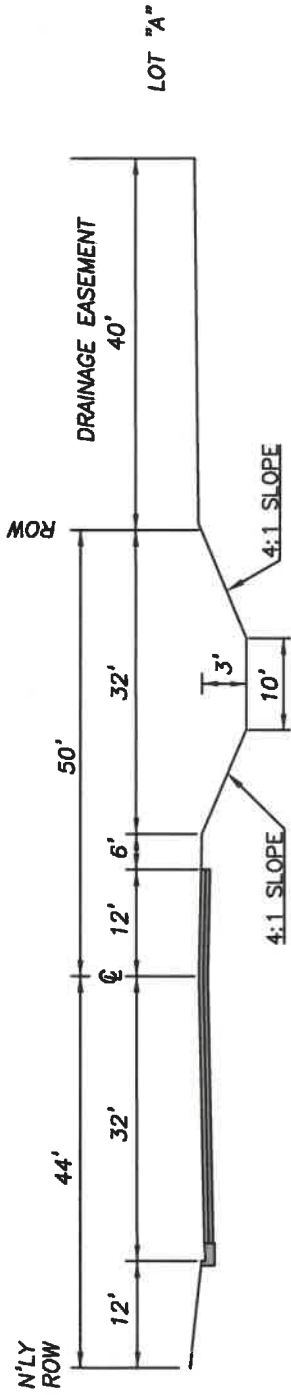
TRACT # 37134
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP 37134
LANDSCAPE PLANS
WALL AND FENCE DETAILS

SHEET NO. **L-6**
OF **6**

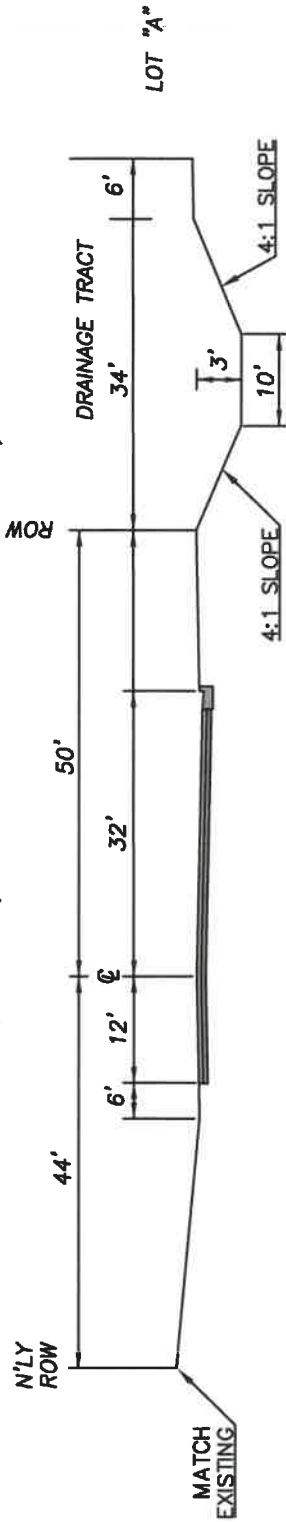
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSETS)

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 659 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSETS)			
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - CM-SITE)			
PLAN CHECK OVERSIGHT IIA / C/D	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PPW

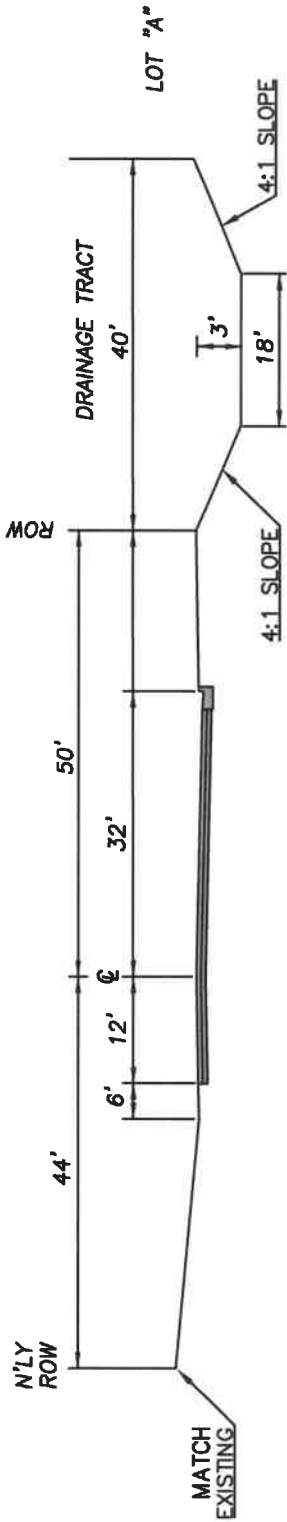
CENTRAL AVENUE (PER TTM)



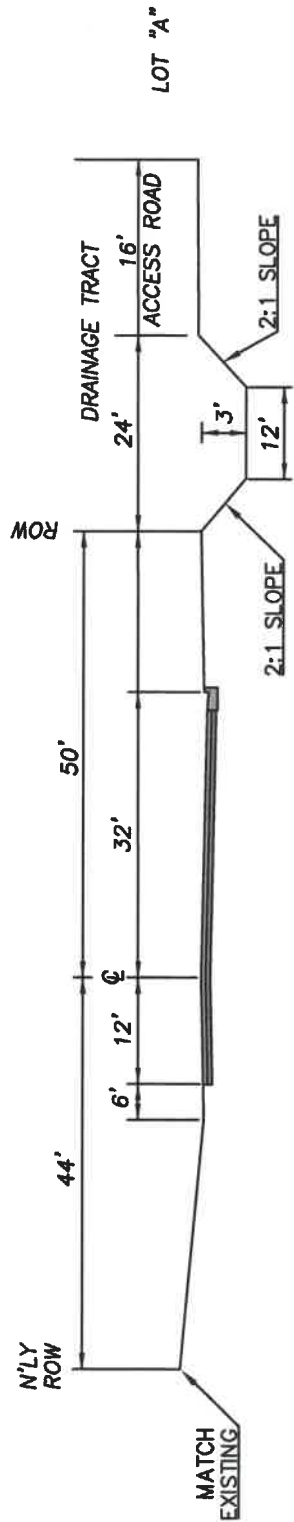
CENTRAL AVENUE (PER DISCUSSION MOVING CHANNEL ONLY)



CENTRAL AVENUE (PER DISCUSSION BUT WIDER AT BASE SO NO ACCESS ROAD REQUIRED, JUST RAMPS FROM THE THREE CUL-DE-SACS)



CENTRAL AVENUE (PER DISCUSSION BUT HARD LINED)



DATE: 1/27/2018 **PROJECT:** 180501000000000000
DRAWN BY: J. B. B. **DATE:** 1/27/2018
PLANNER: D. B. **DATE:** 1/27/2018
Page #: 1

COMMENT LEGEND

- 1. 180501000000000000
- 2. 180501000000000000
- 3. 180501000000000000
- 4. 180501000000000000
- 5. 180501000000000000
- 6. 180501000000000000
- 7. 180501000000000000
- 8. 180501000000000000
- 9. 180501000000000000
- 10. 180501000000000000
- 11. 180501000000000000
- 12. 180501000000000000
- 13. 180501000000000000
- 14. 180501000000000000
- 15. 180501000000000000
- 16. 180501000000000000
- 17. 180501000000000000
- 18. 180501000000000000
- 19. 180501000000000000
- 20. 180501000000000000

UNITED ENGINEERING GROUP

TRIADA

Conceptual Design Manual

Riverside County, California

December 2017

Prepared for:

Richard Marcus
14175 Rancho Vista Bend
Rancho Santa Fe, CA 92130



8885 HAVEN AVENUE, SUITE 195 | RANCHO CUCAMONGA, CA 91730
909-466-9240

TRIADA

County of Riverside

Submitted to



County of Riverside
4080 Lemon Street
Riverside, CA 92502
(951) 955-3200
Planner: Dionne Harris

December 2017

APPLICANT/PROPERTY OWNER

Richard Marcus
14175 Rancho Vista Bend
Rancho Santa Fe, CA 92130
(303) 881-5289

TRIADA

County of Riverside

Project Team

Agent

Providence Residential Development Group
Contact: Oliver Cagle
8 Calle Ameno
San Clemente, CA 92672
(949) 218-6870

Civil Engineering/Planning



United Engineering Group
Contact: Beau Cooper
8885 Haven Avenue
Suite 195
Rancho Cucamonga, CA 91730
909-466-9240



Landscape Architecture

IDLA
Contact: Ian Davidson
3547 Market Street
Riverside, CA 92501
(951) 683-1283



Architect

Pekarek-Crandell, Inc.
Contact: Phil Pekarek
31411 Camino Capistrano
Suite 300
San Juan Capistrano, CA 92675
(949) 487-2320

TRIADA

County of Riverside

Table of Contents

Table of Contents.....	3
List of Figures	3
List of Tables	4
List of Exhibits	4
List of Appendix.....	4
Project Overview/Intent	5
Purpose of Request.....	5
Statement of Purpose and Necessity.....	6
Topography and Drainage.....	11
Preliminary Development Plan	13
Proposed Design Guidelines	13
Community Theme.....	14
Architecture	17
Utilities and Services	27
Conclusion.....	28

List of Figures

Figure 1 – County of Riverside General Plan	8
Figure 2 – Regional Area Map.....	9
Figure 3 – Vicinity Map	10
Figure 4 – Surrounding Zoning.....	11
Figure 5 - Flood Insurance Rate Map	123
Figure 6 – Landscape Master Plan	156
Figure 7 – Entrance Concept.....	167
Figure 8 – Open Space & Trail.....	178
Figure 9 – Spanish Colonial Revival.....	212
Figure 10 – Monterey	234
Figure 11 – Mediterranean	245
Figure 12 – California Ranch	256
Figure 13 – Hacienda	267

TRIADA

County of Riverside

List of Tables

Table 1 - Residential Development Standards.....145

List of Exhibits

Exhibit 1 - Conceptual Floor Plan 1..... 19
Exhibit 2 - Conceptual Floor Plan 2..... 20
Exhibit 3 - Conceptual Floor Plan 3..... 21

List of Appendix

Appendix 1 - Sewer Will Serve Letter 30
Appendix 2 - Water Will Serve Letter 32
Appendix 3 - Conceptual Landscape Plans 34

TRIADA

County of Riverside

Project Overview/Intent

Purpose of Request

United Engineering Group (UEG), on behalf of Richard Marcus (the "Applicant") respectfully submits this request for a General Plan Amendment, Change of Zone and Tentative Tract Map for the ±18-acre community called Triada (the "Property"). The general boundaries of the property are Central Avenue to the north, Porter Street to the south, Menifee Road to the east, and Palomar Road to the west. The property is located approximately 4.5 miles east of Interstate 215 at the interchange with Nuevo Road.

On May 30th, 2016, the Applicant submitted a Foundation Change/General Plan Amendment application (GPA01183) to the County of Riverside. The application provides justification for a General Plan Amendment from the current land use of RC-LDR to MDR, in conformance with much of the surrounding area. This Zone Change and TTM application is being submitted in support of those justifications, providing additional detail on the overall project proposal.

The project proposes to subdivide approximately eighteen acres (18 ac) into seventy-three (73) single family detached residential lots. In terms of land use intensity the project's 3.98du/ac would be in conformance with the proposed General Plan designation which calls for a density range of 2-5 du/ac.

One of the main objectives for the project is to provide a cohesive and well planned and designed tract, with lot sizes and home types in market demand for the area. In addition, the project proposes increased open space areas for landscaping and recreation greater than would typically be provided in subdivisions of this size. The project would also construct drainage facilities which would benefit several properties along Central Avenue, increasing the overall safety and welfare of these existing residents. Overall, the proposed Triada development exceeds the County's park requirement by offering 3.6 acres of open space and trail area, which is nearly twenty percent (19.6%) of the project area.

TRIADA

County of Riverside

Statement of Purpose and Necessity

The purpose of this Design Manual is to provide the overall design concept for Tentative Tract 37134 and outline the design details that will be incorporated into the final design decisions. The primary objective is to establish a consistent theme throughout the project using both functional and aesthetic design concepts to be used in the future build out of this tract.

The Triada development proposal is sensitive to and complies with the policies set forth in the Land Use Element of the General Plan. In accordance with Ordinance No. 348, the proposed Design Manual negates overly monotonous themes and architectural elements and replaces them with creative and pleasant solutions for its single family subdivisions. The proposed lots will provide adequate private outdoor spaces for the future residents and will contain additional open space recreation opportunities and connections located throughout the project.

Although the overall density of the project could be increased with the introduction of a multifamily or cluster type product, review of market demand has indicated little desire for that type of product in the foreseeable future. However, demand for the lot and home types provided herein, we feel will be in high demand in this area of Riverside County.

Suitability of Subject Property for Proposed Land Use

The subject property is suitable for the land uses proposed in terms of access, size and relationship to other uses. The 18-acre property will be developed entirely as a residential subdivision, providing a transition from various housing types surrounding it.

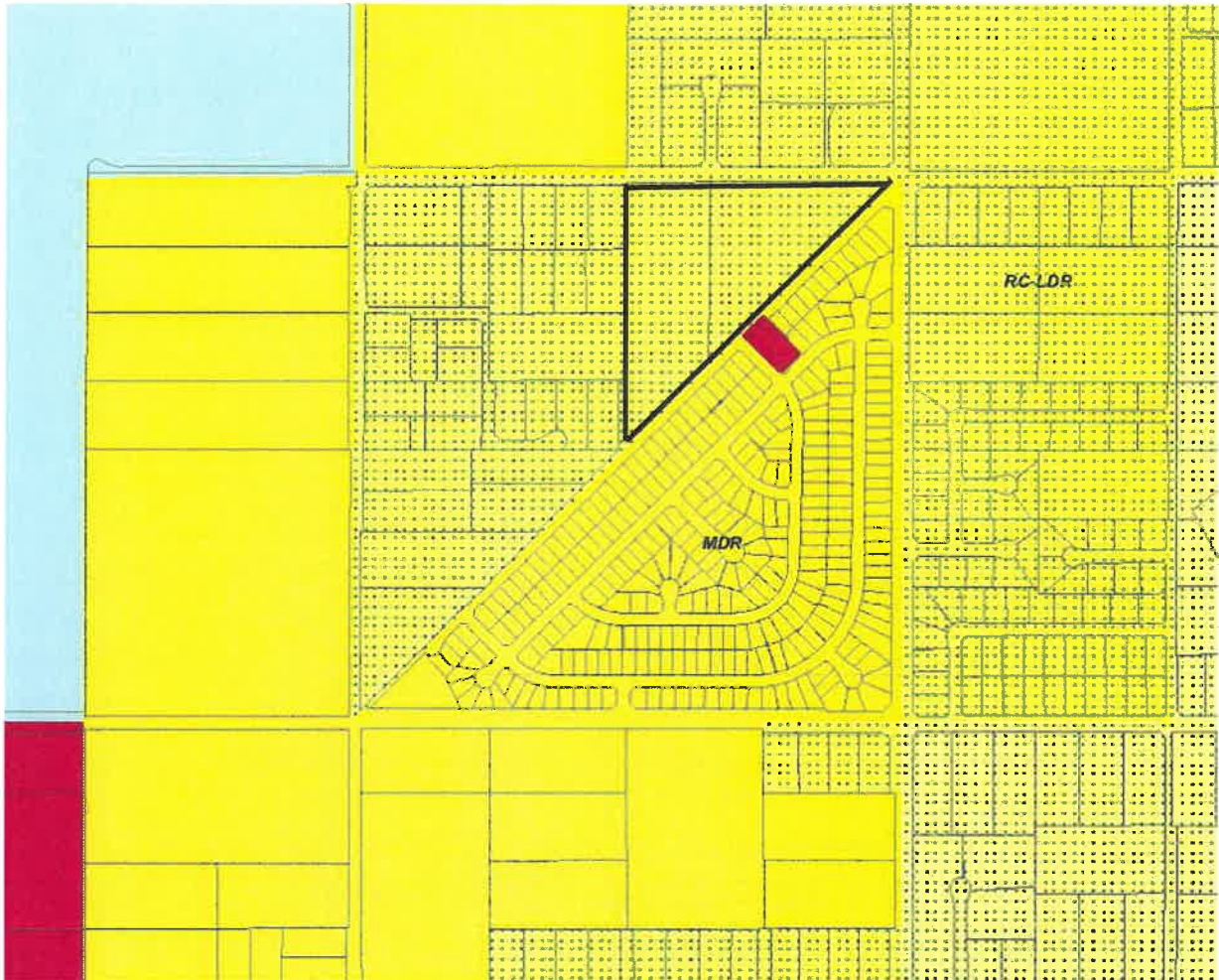
Primary access to the project will be from Central Avenue which will connect the project to Meniffee Road as well as contain a minimum 26' paved access road to the west connecting the property to Pico Avenue. Secondary access points will be from Porter Street, via Penasco Circle and Mirileste Drive, which will also connect the project to Meniffee Road. Additional access is available to San Jacinto Avenue using the Via Santana connection to Porter Street.

The proposed subdivision will be compatible with the Lakeview/Nuevo Area Plan identified in the County's General Plan. The objectives of the Lakeview/Nuevo Plan will be met by providing landscape and open space buffers to the larger parcels and residences north of Central Avenue. The widening of Central Avenue combined with drainage and trails easements along the northern property line of the project, will create a transition corridor of +/- 160'. Recreation of riparian habitat and landscaping along the trail areas will enhance the project screening from the more rural surrounding areas.

TRIADA

County of Riverside

Figure 1 – County of Riverside General Plan



TRIADA

County of Riverside

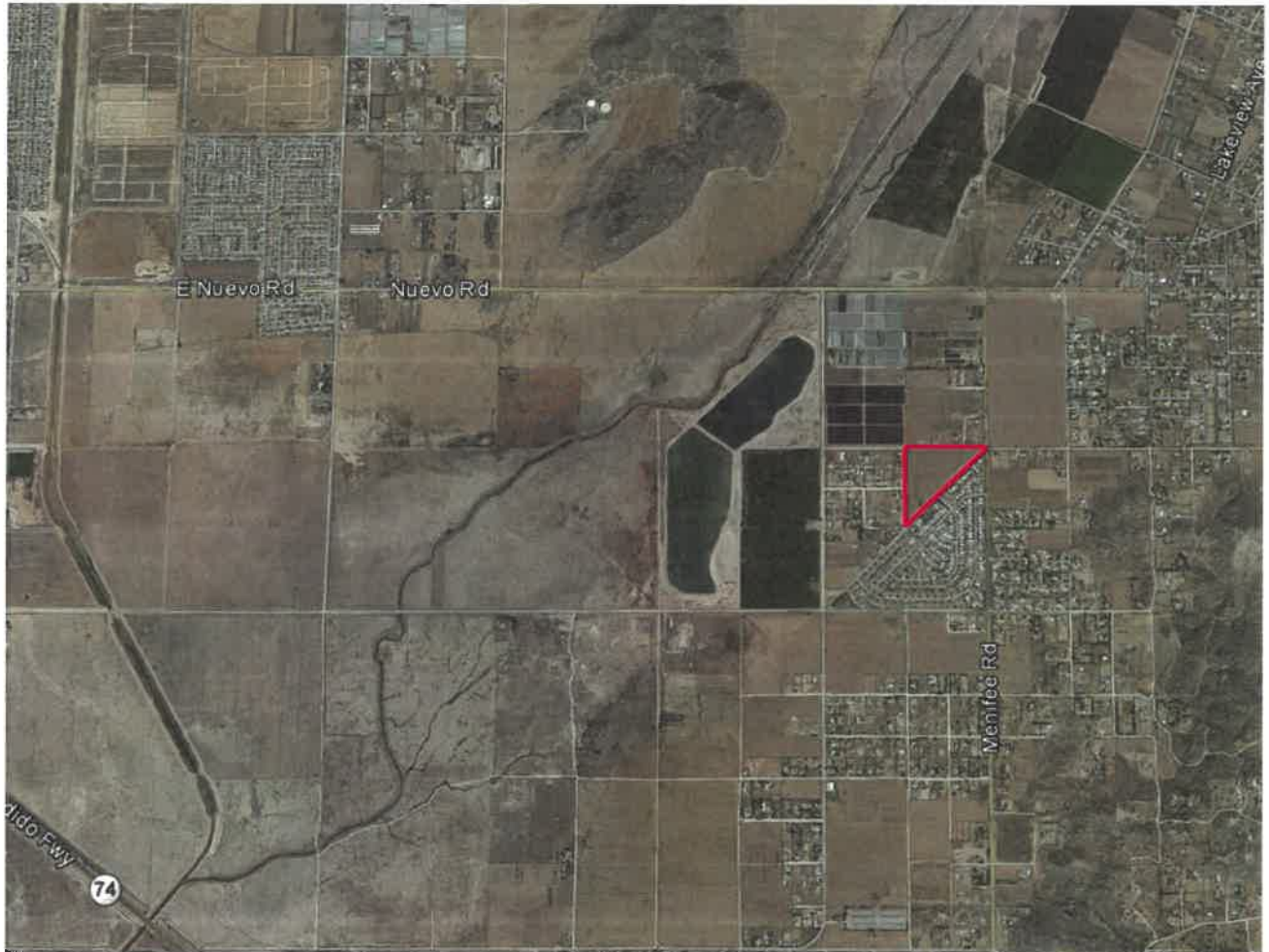
Figure 2 – Regional Area Map



TRIADA

County of Riverside

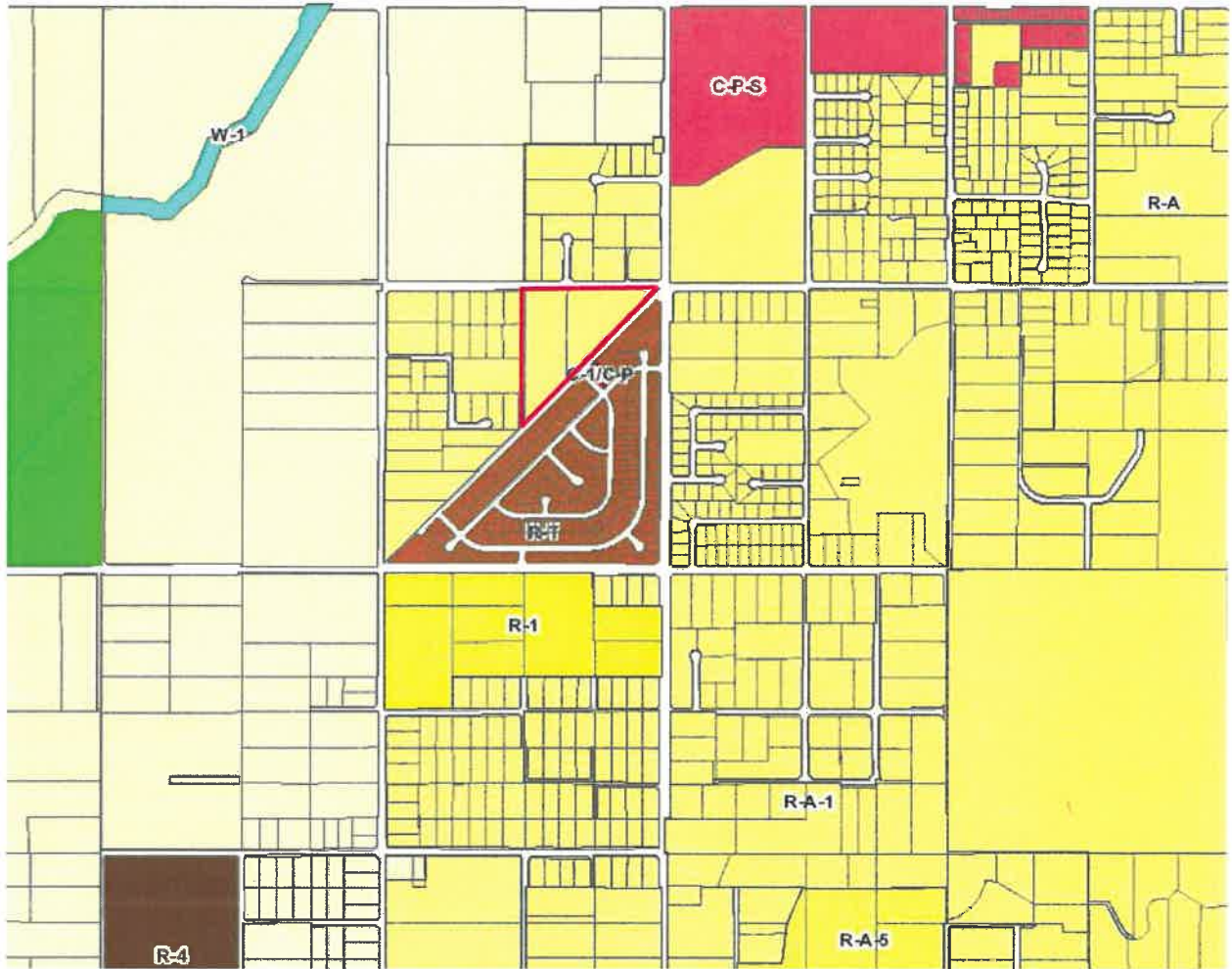
Figure 3 – Vicinity Map



TRIADA

County of Riverside

Figure 4 – Surrounding Zoning



TRIADA

County of Riverside

Topography and Drainage

Description

The Triada site drains from southeast to northwest with varying terrain at an approximate slope of 2%. The project is surrounded by a mix of existing development and open parcels. The primary contributing area is east of the property and continues west in Central Avenue towards the San Jacinto River.

The site is located within Zone X, per FEMA FIRM Map Number 06065C1445H Dated August 18, 2014. Zone X is classified as "Areas determined to be outside the 0.2% annual chance floodplain."

Offsite Drainage

Regional offsite flow from the east will be collected at the new construction of the intersection of Central Avenue and Menifee Road. The extension of Porter will be eliminated, and the area can be used to control and accept the runoff that floods that intersection. From there the offsite runoff of 263 cfs will be routed westerly along the south side of Central within a 32' wide earthen channel. Depth of the channel will be 3', with 4:1 side slopes. There will be a 40' wide drainage easement along the south side of channel which will be dedicated to the County of Riverside Transportation for maintenance and inspections. The channel will continue westerly until being collecting into a group of box culverts to go under Central Avenue. The four 4' x 8' box culverts will carry the flow under Palomar Road and Central Avenue splitting flows to the north and south side of Central. This realignment is necessary to allow existing flows to continue along the south side of Central and the additional flood protection will be routed along the north side of Central. From the outlet along the north side of Central an earthen channel will convey the flows westerly into the San Jacinto River. The offsite channels are proposed to be a 25' wide, with 4:1 side slopes, 13' bottom width, and depth of 1'. Both offsite channels, on the north and south side of Central, will be temporary improvements and are contained within the existing ROW for Central. The impacts along these channels will require permitting with the US Army Corp of Engineers and CDFW.

For the local offsite, the existing low point in Porter will be maintained. A storm drain inlet and pipe will be installed to convey flow to a separate basin area, intended to double as mitigation land for the lost vegetation. As mentioned in the existing condition section, the offsite flow originating east of the site is not completely controlled by Porter Street. To protect the proposed homes along the north side of Porter Street, two inlets are to be placed near the intersection of Penasco and Porter. These inlets will intercept the runoff and convey it through a storm drain to the basin area. This will reduce the flow that gets to the existing low point in Porter, and eliminate the overtopping of the crown. Preliminary storm drain sizing indicates a 30" RCP storm drain will be sufficient to carry the offsite flows, and the onsite flows post treatment and detention. The basin will be sized to allow for vegetation to establish and to retain the increased runoff from the 7 lots that front Porter (6,894 cf - 10 yr -24hr). It will overtop and flow into the proposed concrete channel along the south side of Central.

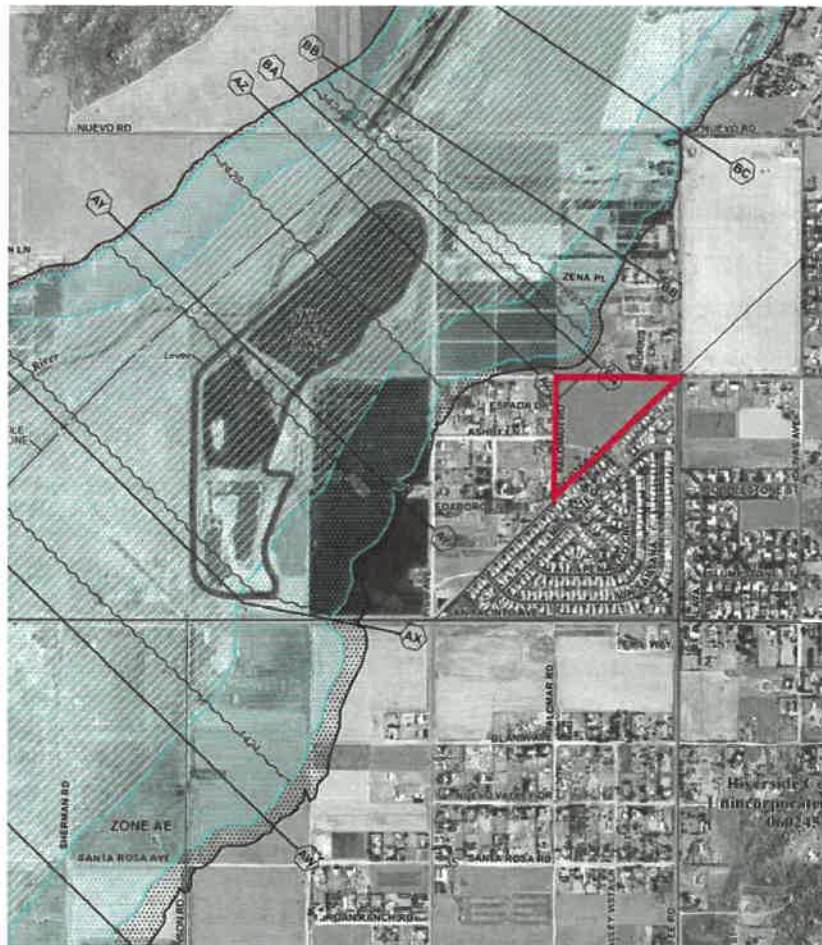
TRIADA

County of Riverside

Onsite Drainage

The project proposes to use infiltration basins for treatment and mitigation of increased runoff of storm water. The project proposes three basins. One main basin, Basin C, and two smaller basins, Basins A and B. The smaller basins, Basins A and B, are necessary for isolated sections of lots that will front Porter Street and because of existing road grades must be handled independently. There is also need for Basin B to reestablish a vegetated area as mitigation for lost area near Porter. Basin A will provide a minimum volume of 5,446 cf, Basin B will provide a minimum of 6,894 cf, and Basin C will provide a minimum of 70,809 cf, for a total of 82,949 cf or 1.9 ac-ft. Additional volume will be required for water quality and Basin B may require additional size to facilitate growth of vegetation.

Figure 5 - Flood Insurance Rate Map



TRIADA

County of Riverside

Preliminary Development Plan

Consistent with Ordinance 348, Article VIII d, of the County's Zoning Ordinance and Section 8.95 Conditions of Development, this Development Plan proposes design regulations specific to the subject property to enhance the county's development growth in order that the public health, safety, and general welfare be preserved as Riverside County increasingly urbanizes. The Development Plan contains more creative design standards than those offered in the R-R or R-1 Single Family Residential District while maintaining consistency with the goals and objectives of the Lakeview/Nuevo Area Plan.

Proposed Design Guidelines

Purpose and Intent

Included as part of this application, are Architectural and Landscape concepts that outline the proposed residential development guidelines for Triada. Creative options for development are arranged and designed in accordance with modern land planning principles and development techniques. These concepts will set the tone while providing the developer flexibility in design and development standards in consideration of the aesthetic and functional needs of the market place.

The development guidelines are supported by the inclusion of proposed open space and amenities, which allow the developer to design a community that will be congruous and complimentary to the surrounding environment and the residential community.

The residential component of the project occupies approximately 10.01 acres and will feature traditional single family housing on 5,000sf minimum lots. These lots are subject to the development standards and permitted use of the County's R-4 zone.

Open Space and Landscape Development

The successful development of areas not devoted to streets and homes is required to create the open living environment envisioned for Triada. To accomplish this, the following objectives will be considered in the final design of the project:

- Attract the natural reintroduction of important ecosystems and habitat, and curtail storm water runoff on surrounding property and natural and manmade drainage ways.
- Provide a variety of recreation alternatives that are safe and attractive for use and enjoyment by all residents.
- Create a community that is attractive to potential buyers and homeowners and, at the same time, has a positive visual impact on surrounding properties.
- All landscape shall conform to Ordinance No. 859.2 and County of Riverside Guide to California Friendly Landscaping.

TRIADA

County of Riverside

- All plantings areas shall be irrigated with an automatic irrigation system and an ET based controller, per Ordinance 859.2.

The overall design of open space is intended to create a sense of community and identity, while providing gathering spaces near homes, and connectivity through pedestrian access routes. In addition, open space has been coordinated with stormwater retention, so that drainage requirements are met while contributing to community use, identity and buffering.

Proposed Residential Lot Sizes and Setbacks

Table 1, below, illustrates the typical lot size and development standards for the housing product to be offered for sale within Triada. Triada will offer multiple housing products with a range of different elevations and will maintain a cohesive architectural theme and character. The exact products to be provided have not yet been determined but architectural concepts have been provided to establish a baseline for the project.

Table 1 - Residential Development Standards

R-4	Minimum Lot Area	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)	Maximum Building Height (Feet)	Number of Lots
Lot Sizes 50' x 100'	5000 SF	40	Front – 20' Rear – 10' Interior Side – 5' Corner Side – 10'	40	73

The proposed depths of the lots, combined with the proposed setbacks will allow for a larger variety in product types as well promote staggering of front yards to add depth and break up the linear character of a standard subdivision. Additional supporting residential development guidelines will be found on the tentative tract map.

Community Theme

Description

Triada is a community composed of a variety of single family detached lots and will offer a sense of place and community by providing an overall design and landscape concept that reinforces the theme. The project's theme will be crafted with careful attention to design and lifestyle of its future residents. Characteristics of contributing elements associated with the development of the community theme are as follows.

TRIADA

County of Riverside

Landscape

The landscape design for Triada will contain primarily passive uses designed to promote pedestrian circulation through the project as well as the region by planning for future connections to the County's Regional trails west of Pico Avenue. In total, the project contains 3.6 acres of open space and trails. The plant palette will follow species recommended by County of Riverside and the Conceptual Landscape Master Plan prepared for the project.

The landscape theme will be carried out throughout the community, but will be emphasized at entrances, along trail areas and important pedestrian nodes and intersections (See **Figure 6 and Sheet L-2 of the Conceptual Landscape Plans**). The landscape for streetscapes, front yards, buffer areas and general open space tracts will be developed as required by Ordinance 859.2.

Community Entrances and Walls

Triada will have one primary entrance from Porter Street. Lots have been designed to face the streets around the perimeter of the entire development and vinyl fences will be constructed along rights of way and trails in conformance with the Lakeview/Nuevo Area Plan. The community will be clearly identifiable by the design of the entrances and walls/fences that will be constructed. The entrances will also be accented with increased vegetation, larger plant sizes and additional enhancements as required. (See **Figure 7 and Sheet L-4 of the Conceptual Landscape Plans**)

Figure 6 – Landscape Master Plan



TRIADA

County of Riverside

Figure 7 – Entrance Concept



MAIN ENTRY ELEVATION

LEGEND	
①	Concrete Sidewalk
②	Landscaped Parkway
③	Landscaped Slope
④	Entry Monument
⑤	2:1 Interior Slope
⑥	Rear Residential CMU Wall
⑦	Rear Residential Yard
⑧	Residential Front Yard
⑨	Typical Interior Street

Recreation Amenities and Trails

The project offers increased landscape parkway areas within the development site and a perimeter trail along the south side of Central Avenue. The landscape areas would enhance and compliment the standard landscaping and viewshed resulting within the public right-of-way. A portion of the open space for Triada will be dedicated to relocating native vegetation from Porter Street to Central Avenue where this habitat will have a greater opportunity to continue to thrive by utilizing both native and manmade drainage features.

The main trail will be contained within the easement being dedicated to the County of Riverside. The trail will serve a dual purpose by offering pedestrian connectivity through the site with the intent to connect to future trails to the west, ultimately leading to the park within Nuevo Meadows. This area will also provide access to the channel for maintenance purposes if needed. The trail would also link the two cul-de-sacs within Triada to this passive open space area where residents will be able to walk, run, bike and enjoy nature. (See Figure 8 and Sheet L-3 of the Conceptual Landscape Plans)

TRIADA

County of Riverside

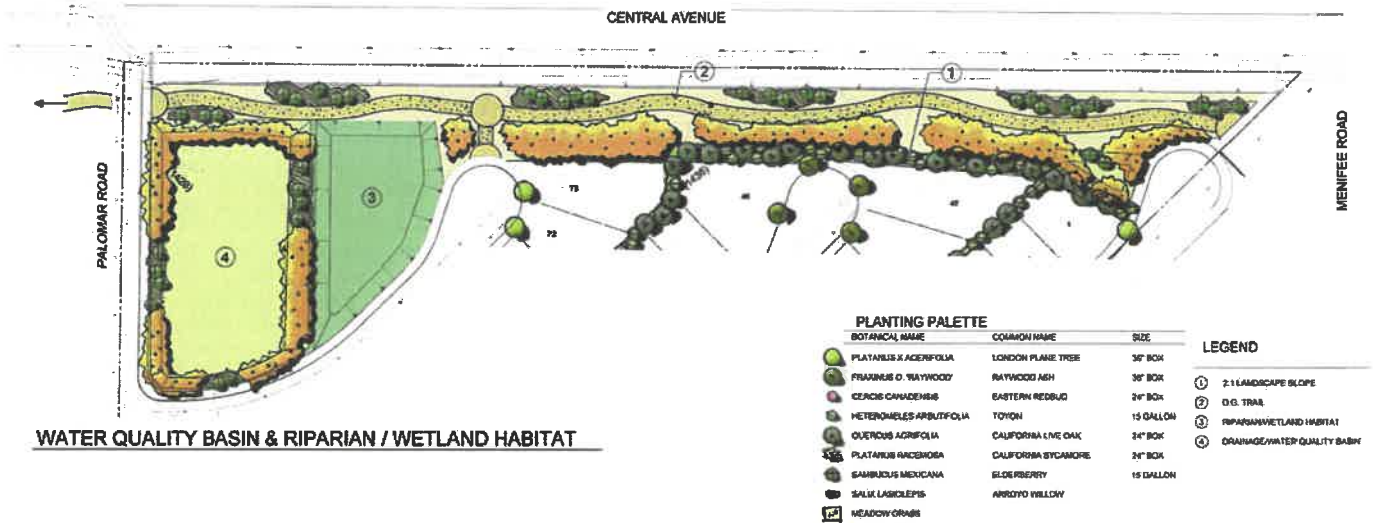


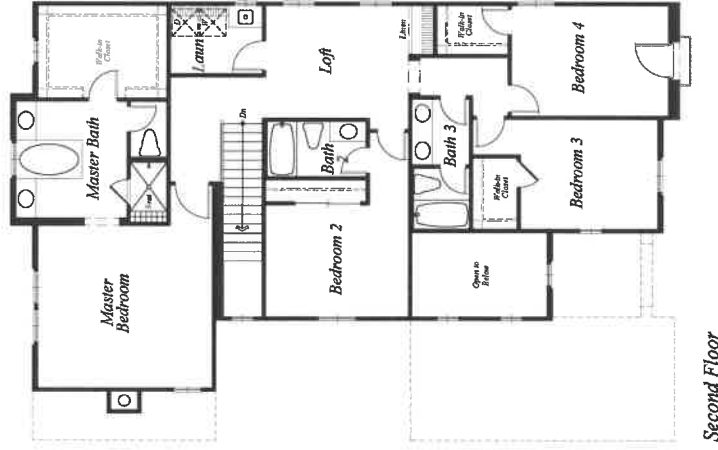
Figure 8 – Open Space & Trail

Architecture

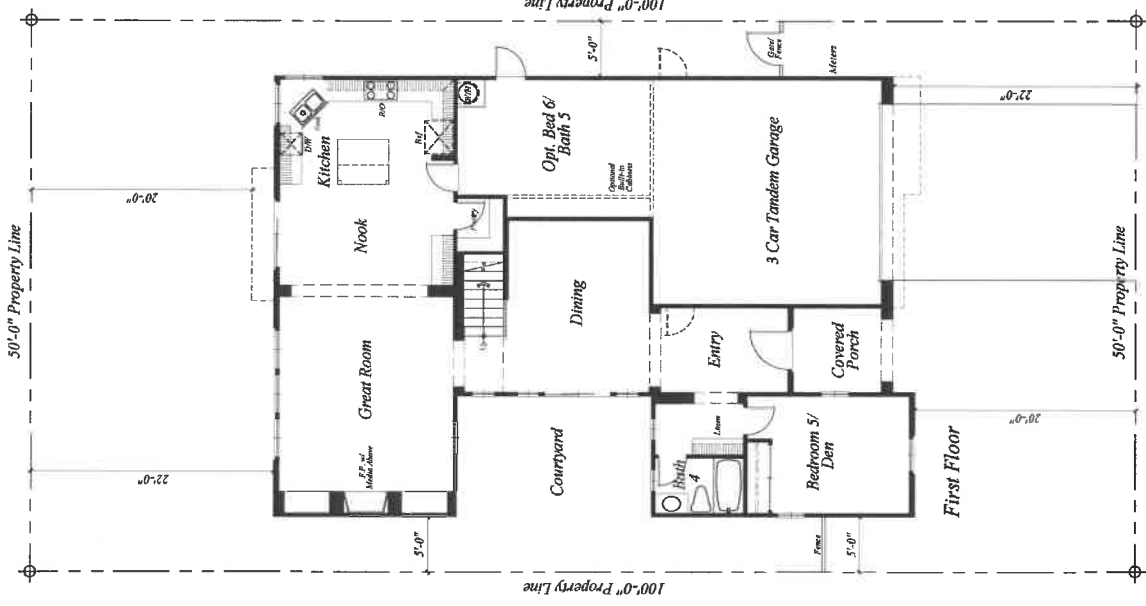
The objective for the architectural design of Triada is to create a place that differentiates itself from surrounding communities as a special community in harmony with itself. The architectural style should match the rural character. Attention to the proper execution of details, materials and colors is critical to the project's success.

The homebuilder(s) for Triada should strive to offer diversity and uniqueness in the plans, elevations, and color schemes. Several home floor plans, each with a number of distinct elevations to choose, should be offered within each definitive housing price range or product type. Each variation should also have a minimum of three diverse home color schemes. (Refer to Exhibit 1-3 for Conceptual Floor Plans)

EXHIBIT 1



Second Floor



First Floor



Opt. Bedroom 6/
Bath 5

Plan 1
2,350 sq. ft.

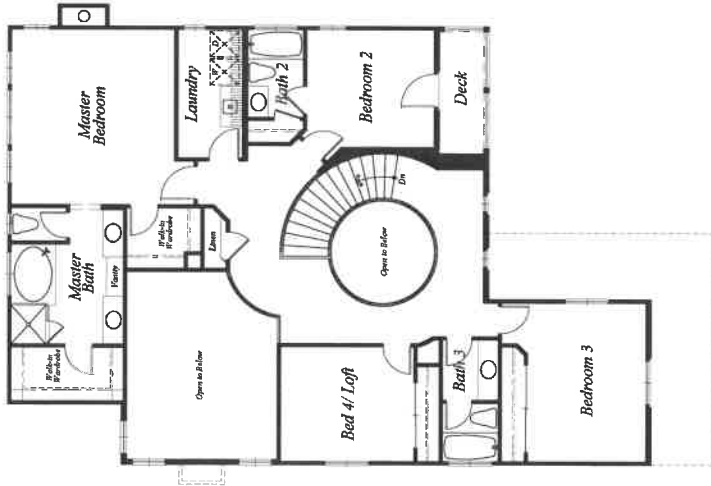
Richard Marcus
14175 Rancho Vista Bend
Rancho Santa Fe, CA 92130

PEKAREK-CRANDELL, Inc.
architecture - planning
31411 Camino Capistrano, Suite 300
San Juan Capistrano, CA 92675
949 487-2920
949 487-2921
5-9-16 #16-06

50' x 100' Lots
TRIADA

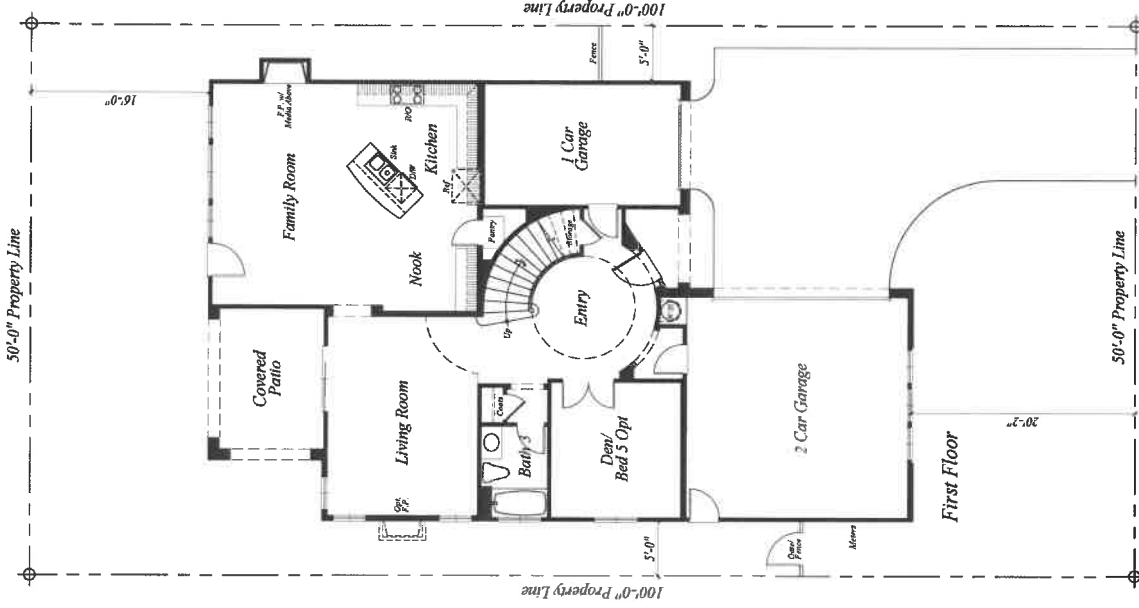
County of Riverside, CA

EXHIBIT 2



Second Floor

Richard Marcus
 14175 Rancho Vista Bend
 Rancho Santa Fe, CA 92130



First Floor

Plan 2
 2,450 sq. ft.

PEKAREK-CRANDELL, Inc.
 architecture - planning
 31411 camino capitano, suite 300 849-487-2520
 san juan capitano, ca 92075 fax 849-487-2521

50' x 100' Lots
TRIADA

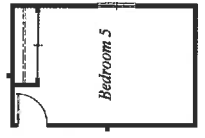
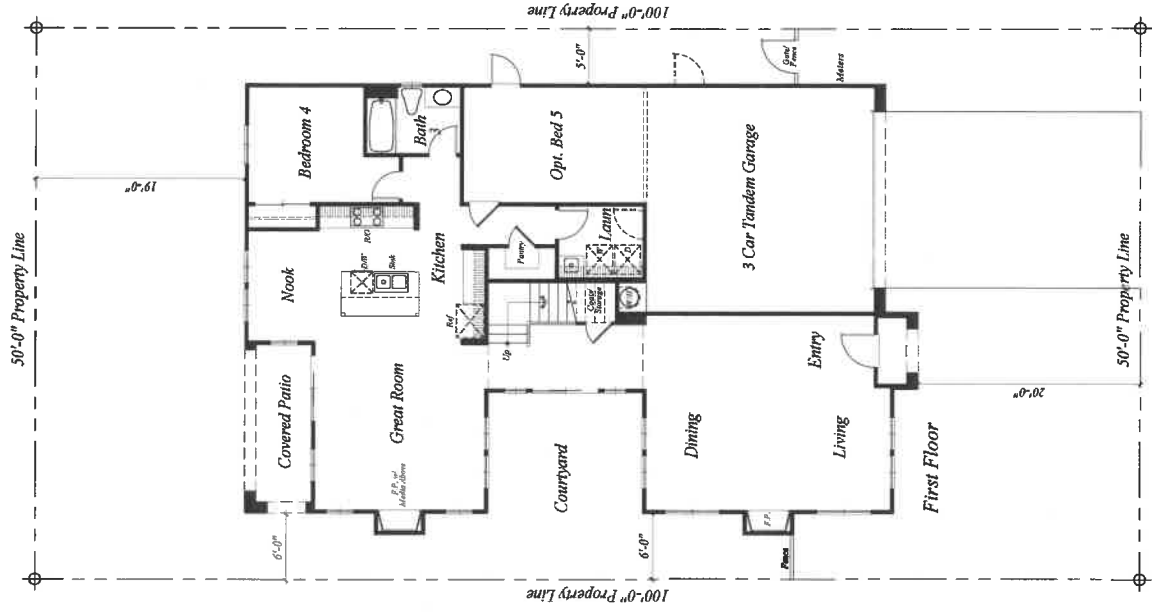
County of Riverside, CA

#16-06

EXHIBIT 3



Second Floor



Opt. Bedroom 5

Plan 3
2,650 sq. ft.

PEKAREK-CRANDELL, Inc.
architecture - planning
31411 Camino Capistrano, Suite 300 949 487-3320
San Juan Capistrano, CA 92675 fax 949 487-2321
#16-16

Richard Marcus
14175 Rancho Vista Bend
Rancho Santa Fe, CA 92130

50' x 100' Lots
TRIADA
County of Riverside, CA

TRIADA

County of Riverside

Architectural Styles

Five architectural styles have been set forth in this design manual for the project so as to begin to identify and illustrate the intent and objective of these design guidelines in terms of architectural style and variety. Spanish Colonial Revival, Monterey, Mediterranean, California Ranch and Hacienda architectural styles are discussed in the following pages and depicted in **Figures 9-13** so as to establish the types and level of architectural detail which will assist in achieving the project design objectives. Discussions of each of these styles as well as illustrations of typical elevations and features are located on the following pages.

Spanish Colonial Revival

The Spanish Colonial Revival style is a United States architectural movement arising in the early 20th century based on the architecture of the Spanish colonization of the Americas. Architect Bertram Goodhue is credited with giving the style national exposure which was embraced principally in California and Florida. The identifying characteristics consist of low-pitched, red-tiled roofs, usually with little or no eave overhang typically with one or more prominent arches placed above doors, principal windows or beneath porched roofs. Wall surfaces are always stucco and the forms are usually asymmetrical.

Figure 9 – Spanish Colonial Revival



TRIADA

County of Riverside

Features typical of the Spanish Colonial Revival style include:

- Gabled and hipped roofs from 4:12 to 5:12 pitch.
- Recessed windows
- Flat, arched, segmental or half round window heads
- Finish stucco, no rougher than sand
- Clay pipe scuppers and vents
- Exposed beams
- Arcades and trellises
- White and off-white walls
- Dark brown wood

Monterey

During the early colonization of the Southwest, the Spaniards built simple homes with low roofs, thick walls and small windows. Later, in the mid 19th century, homes took on more of the characteristics of the English Colonials' homes. Their houses became more complex, two-storied structures with narrow second floor balconies. The Spanish heritage was jealously preserved in many Southwestern communities.

Santa Barbara, California is one example that can be observed of this effect. After an earthquake destroyed a large number of the structures in the city in 1925, the city planning commission that was subsequently appointed required that all new structures be Spanish in design. In Santa Fe, New Mexico, a city ordinance mandated that all new buildings in the historic area of town be constructed in the Pueblo Style. In each of the above mentioned circumstances, a unique style developed that took on the names of their respective cities. Therefore, today you will find homes called Santa Barbara style, or Santa Fe style respectively.

Monterey Style homes built in California in the 1920s are another example of unique styles that evolved from previous examples. Monterey, California made this style famous, with their two-story Spanish homes that featured a porch tacked on the front. One could also find porches on the main floor tucked under the roof, reminiscent of the French Creole style homes.

TRIADA

County of Riverside

Figure 10 – Monterey



Features typical of the Monterey style include:

- Tiled or wooden shake roofs
- Porches on the second floor, often spanning the entire width of the house
- Single-hung windows
- Symmetrical design
- Shutters on the windows
- Recessed first floor porches

Mediterranean

The Mediterranean architectural style is typically characterized by the use of stuccoed walls, heavy arches, deep-set windows and S-tile roof materials. This style is generally characterized by two story homes, occasionally including a courtyard, with low pitched roofs. Long narrow porches and balconies and stuccoed chimney tops are common accents. Exposed beams, balconies with wrought iron railing are also an important design component of the Mediterranean theme.

TRIADA

County of Riverside

Figure 11 – Mediterranean



Features typical of the Mediterranean style include:

- Typically light body color with dark or contrasting trim
- Arched windows and entries
- Wrought iron accents
- Heavy wood doors
- Stucco siding

TRIADA

County of Riverside

California Ranch

The general of California Ranch style is derived from the Mediterranean, Bungalow, and 1940's Ranch styles. It consists of one and two story volumes with hip and gable roofs. Roof pitches vary from 4:12 to 5:12 with moderate to broad roof overhangs or eaves. Typical exterior wall cladding includes clapboard (horizontal boards), board and batten (vertical boards), shingles and stucco. Indoor-outdoor relationships are accentuated by such elements as: large areas of glass, sheltered porches, greenhouse rooms and corner windows. Exposed beam ends and deep fascias are used with columns and piers to create strong shadow patterns. Private gardens, patios and pot shelves are typical.

Figure 12 – California Ranch



Features typical of the California Ranch style include:

- Louvered shutters at windows
- Arched patios
- Low pitched roof line
- Often contains a variation of materials on façade (wood siding, brick or stone)

TRIADA

County of Riverside

Hacienda

With a vast architectural heritage spanning four centuries, Mexican haciendas express a rugged, romantic beauty with their arcaded silhouettes, rich colors, and natural materials. Identifying characteristics of the hacienda are low-pitched roofs, usually with little or no eave overhang typically with one or more prominent trim placed above doors, principal windows or beneath porched roofs. Wall surfaces are always stucco and the forms are usually asymmetrical.

Figure 13 – Hacienda



Features typical of the Hacienda style include:

- Gabled and hipped roofs, from 2:12 to 4:12 pitch
- Recessed Windows
- Flat wood segmented window heads
- Clay pipe scuppers and vents
- Shutters at accent windows
- Exposed beams
- Iron Accents

TRIADA

County of Riverside

Utilities and Services

Wastewater

Eastern Municipal Water District (EMWD) will be the sewer provider for the Triada project. The developer and EMWD will coordinate on the preparation of a Plan of Services and other assessments which may be determined necessary per the signed Will Serve Letter dated July 27, 2016. (Appendix A)

Water

The Triada project is located within the water service area of the Nuevo Water Company (NWC). The NWC Board of Directors and engineer have determined they have sufficient water to serve the project per the rules and regulations outlined in the signed Water Will Serve Letter dated August 23, 2016. (Appendix B)

Electric

Triada is located within Southern California Edison's service area. SCE will determine the future infrastructure network and corridor alignments throughout the area. New electrical facilities will be underground and existing overhead facilities will be underground where feasible.

Telephone

Deregulation requirements will enable any telecommunications provider to service the site. Service providers would need to expand their facilities to accommodate the project.

All telephone providers have the legal right to service the site. However, the developer will likely work closely with one company to ensure that their infrastructure is constructed at the onset of the project.

Cable Television

Time Warner communications is the current service provider with facilities closest to Triada. Providers will need to expand their facilities to accommodate the project. The developer will work with one company to ensure that the infrastructure is constructed at the onset of the project.

Natural Gas

SoCal Gas will need to expand its existing facilities in order to service the Triada Community. The homebuilder will elect whether or not to provide natural gas within the subdivision.

TRIADA

County of Riverside

Residential Covenants, Conditions and Restrictions

The Community Developer will create and record a set of Covenants, Conditions and Restrictions ("CC&Rs") establishing a Homeowner's Association ("HOA") for the project, to ensure that the community theme and design standards are maintained and enforced. The HOA will be responsible for maintaining the landscaping and designated recreation areas for the Open Space per the approved landscape maintenance plan. **(Refer to Sheet L-7 of the Conceptual Landscape Plans)**

Conclusion

The Applicant is excited to be working with the County of Riverside. As described in this narrative, this development will enhance the surrounding community and reflect the quality, diversity and compatibility of the area. We look forward to working with the County of Riverside and the community in the development of this project. We respectfully ask for your support.

TRIADA

County of Riverside

APPENDIX A

Sewer Will Serve Letter



July 27, 2016

Beau Cooper
United Engineering Group
10602 Trademark Pkwy, Suite 509
Rancho Cucamonga, CA 91730

Subject: SAN53 – Will Serve TENTATIVE TRACT MAP 37134

Dear Mr. Cooper:

Eastern Municipal Water District (EMWD) is willing to provide sewer service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for the service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Development Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4309.

Sincerely,

Edmund Chew
Civil Engineering Associate
New Business Department
Eastern Municipal Water District

EC:cms

TRIADA

County of Riverside

APPENDIX B

Water Will Serve Letter

NUEVO WATER COMPANY

30427 11th Street ~ Nuevo, California 92567
Phone (951) 928-1922 ~ Fax (951) 928-1832

Issued – 08/23/16

Expires 08/23/17

Mr. Beau Cooper
United Engineering Group
10602 Trademark Pkwy., Suite 509
Rancho Cucamonga, CA 91730

RE: Water Availability for Tentative Tract Map (TTM) 37134 on Parcels 309-060-001 & 004

Dear Mr. Cooper;

The Board of Directors of the Nuevo Water Company (NWC) and our engineer has reviewed the above referenced project and has determined that water is available for the proposed 75 residential lot development. The provisions of service are contingent upon developer completing the necessary arrangements in accordance with NWC rules and regulations.

This arrangement will include, but may not be limited to the following:

Developer shall address and resolve any environmental issues that may arise related to the design, construction and operation of the projects water system.

If NWC is required to complete a Water Demand Assessment for the project, all costs incurred shall be paid for by the Developer.

Water System shall be designed by a registered Civil Engineer, using EMWD's water system design guidelines & criteria. The system design must be coordinated & approved by NWC's engineer.

Construction by the developer, at the developer's expense, of all systems, pipelines, and other improvements that may be necessary to provide water to the project.

One (1) Share of Common Appurtenant Water Stock must be acquired for each parcel and all applicable connection fees & charges must be paid prior to installation of a water meter. The project may require NWC to apply for a separate permit from the California Department of Corporations to issue additional shares of Stock. All costs incurred in obtaining the permit will be paid for by the Developer.

A final review & approval by NWC of an application for water service for each parcel.

NWC's ability to serve is subject to limiting conditions, such as water shortages, regulatory requirements, legal issues, or other conditions beyond NWC's control. This Will Serve Agreement shall remain in effect for one (1) year from date of issue unless it is rescinded in writing by NWC. It is the sole responsibility of the project developer/representative to keep NWC informed as to the project status and to request a renewal of this Will Serve Agreement prior to its expiration.

This letter supersedes the original letter issued and dated 08/08/16.

If you have any questions or need additional information, please contact me at 951-928-1922.

Sincerely,



Ed Piester
Operations Manager

TRIADA

County of Riverside

APPENDIX C

Conceptual Landscape Plans

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA LANDSCAPE ARCHITECTURE CONCEPTUAL PLANS FOR TRIADA HOMES - TRACT NO. 37134

GENERAL NOTES:

1. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EXISTING UTILITIES, EXISTING EASEMENTS, EXISTING SURVEY DATA, EXISTING ARCHITECTS AND CIVIL ENGINEERS DRAWINGS, REFER TO THE ARCHITECTS AND CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO THE CIVIL ENGINEERS DRAWINGS FOR UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE SPECIFICATIONS AS APPLICABLE.
3. REFER TO THE CITY AND/OR COUNTY STANDARD PLANS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR TO VERIFY SITE INFORMATION INCLUDING PROPERTY LINES, TOP AND BOTTOMS OF SLOPES, ROADWAY CURBS AND GUTTERS, UTILITIES AND EASEMENTS, EXISTING EASEMENTS, EXISTING SURVEY DATA, EXISTING ARCHITECTS AND CIVIL ENGINEERS DRAWINGS, IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECTURE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
5. THE VOUCHER OF UTILITIES AND EXISTING MATERIALS SHALL BE OBTAINED WITH GREAT CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUBSURFACE DATA AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
7. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS THAT ARE REQUIRED FOR CONSTRUCTION. AREA DISCREPANCIES AND/OR GRADE DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS. SUCH NOTIFICATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONTRACTOR'S SUPERVISOR.
8. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS. STAKE LOCATION PRIOR TO INSTALLATION.
9. SEE CIVIL ENGINEER'S DRAWINGS FOR CURBS AND AC PAVING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFY ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO COUNTY OF RIVERSIDE. PERMIT CASE NO. (C.U., P.U., OR VOLUNTARY), 50-485-0790 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY).


PHONE: 951-955-8885 FOR PARCEL MAPS AND TRACT MAPS
PHONE: 760-946-9267 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY)
CABAZON AND AREA WEST.

NOTES:
1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND HAVE APPLIED THEM ACCORDINGLY FOR THE PROPOSED PROJECT.
2. TREES, PLANTS, WALLS, SLOPES, AND PERMANENT STRUCTURES OF ANY KIND SHALL NOT BE PLANTED, INSTALLED, OR BUILT IN CVDAD AND USER EASEMENTS OR RIGHT-OF-WAY WITHOUT FIRST OBTAINING AN ENCROACHMENT PERMIT FROM CVDAD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.
4. WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

STATEMENT OF COMPLIANCE TO ORDINANCE 583.2
THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:

- SMART CONTROLLER WITH NET CLASH WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL)
- MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
- RAIN SENSING DEVICE
- PRESSURE REGULATORS
- PRESSURE REGULATOR (IF NEEDED)
- HYDROZONES WILL BE PROPERLY DESIGNATED
- NO OVERHEAD IRRIGATION WITHIN 2' OF NON-PERMEABLE SURFACES, (NO IRRIGATION SHALL BE ADJACENT TO PERMEABLE SURFACE WITH NO RUNOFF/OVERSPRAY)
- SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS OR AREAS LESS THAN 8 FEET IN WIDTH

AGREE TO COMPLY
I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO. 583.3, ORDINANCE 548, INCLUDING OFF-STREET PARKING AND SHADING REQUIREMENTS, THE CONDITIONS OF APPROVAL AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED REQUIREMENTS. THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCE.

SIGNATURE:  DATE: 11/7/2017
CONTRACTOR AND IAN DAVIDSON IS RESPONSIBLE FOR SUBMITTING A SOIL ANALYSIS REPORT AND DOCUMENTATION VERIFYING IMPLEMENTATION OF ITS RECOMMENDATIONS.

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

DIG AHEAD

UNDERGROUND UTILITIES

CALL BEFORE YOU DIG

1-800-4-A-HEAD

WWW.CALLBEFOREYODIG.COM

VERIFIED BY: 1-800-4-A-HEAD

UNIVERSITY MICROFILMS INTERNATIONAL

SITE INFORMATION

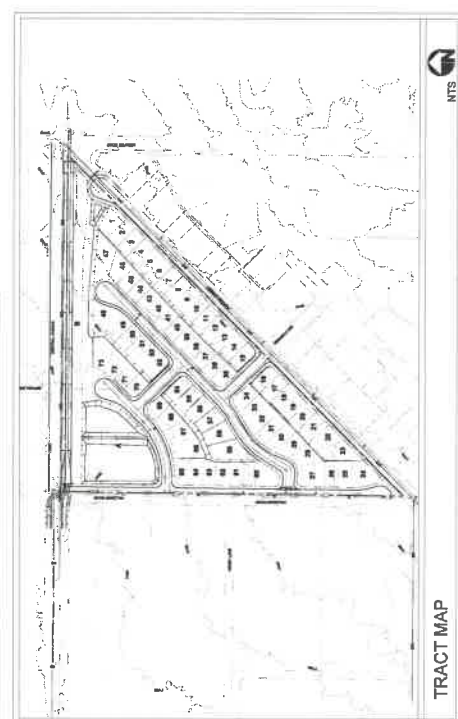
1. PARCEL MAP NO. 50-485-0790
2. EXISTING LAND USE DESIGNATION: RURAL COMMUNITY/LOW DENSITY RESIDENTIAL
3. PROPOSED LAND USE DESIGNATION: COMMUNITY DEVELOPMENT-MEDIUM DENSITY RESIDENTIAL
4. EXISTING ZONING: RESIDENTIAL AGRICULTURE
5. PROPOSED ZONING: RESIDENTIAL AGRICULTURE
6. PROPOSED DENSITY: 4.68 DWELLING UNITS PER ACRE
7. THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR RIVERSIDE COUNTY, CALIFORNIA, COMMUNITY PANEL NUMBER 1445H, MAP NUMBER 05050C1445H, INDICATES THAT THE PROJECT AREA IS LOCATED WITHIN A "ZONE X" BAYED UPON AN APPROXIMATE SITE LOCATION.
8. THOMAS GUIDE, RIVERSIDE COUNTY (2005 ED) PAGE 808, FI & F2.
9. EXISTING IRRIGATION STRUCTURE LOCATED AT THE SOUTHWEST CORNER OF THE SITE IS TO BE REMOVED AND REPLACED WITH A NEW IRRIGATION SYSTEM FOR FLOOD CONTROL AND WATER CONSERVATION DISTRICT.
11. NO SEPTIC SEWAGE IS INTENDED FOR THIS SITE.
12. THE LAND IS NOT SUBJECT TO GEOLGIC HAZARDS, AND NOT LOCATED WITHIN A SPECIAL STUDIES ZONE.
13. SITE IS WITHIN THE MARCH AIR RESERVE BASE COMPATIBILITY ZONE.
14. THE PROJECT AREA IS NOT WITHIN AN AERIAL PHOTOZONE.
15. PROPOSED IMPROVEMENT SCHEDULE: "A".
16. TOTAL NUMBER OF RESIDENTIAL LOTS = 75 SFD.
17. THIS PROPERTY IS WITHIN THE SAN JACINTO VALLEY WATERSHED.
18. THIS PROPERTY IS WITHIN THE SAN JACINTO RIVER POLICY AREA WITHIN THE LAKEVIEW/ NUEVO AREA PLAN.
19. THIS PROPERTY IS WITHIN THE SAN JACINTO RIVER POLICY AREA WITHIN THE LAKEVIEW/ NUEVO AREA PLAN.
20. THIS AREA IS WITHIN THE SAN JACINTO RIVER POLICY AREA WITHIN THE LAKEVIEW/ NUEVO AREA PLAN.
21. THIS AREA IS WITHIN THE SAN JACINTO RIVER POLICY AREA WITHIN THE LAKEVIEW/ NUEVO AREA PLAN.
22. THIS AREA IS NOT WITHIN A FAULT ZONE.
23. THIS AREA IS NOT WITHIN A FAULT ZONE.
24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS.
25. THE HOMEOWNERS ASSOCIATION (HOA) SHALL OWN AND MAINTAIN ALL COMMON AREAS AND PRIVATE STREETS.
26. THE HOMEOWNERS ASSOCIATION (HOA) SHALL OWN AND MAINTAIN ALL COMMON AREAS AND PRIVATE STREETS.
27. THE OVERALL AREA FOR EACH ASSESSOR'S PARCEL SHALL BE USED FOR COMMERCIAL PURPOSES AND AREA SET ASIDE FOR STREET RIGHT OF WAY, BUT INCLUDING RECREATION AND SERVICE AREAS OF 10,000 SQFT.
28. ALL INSPECTIONS SHALL PROVIDE HANDS PER RIVERSIDE COUNTY STD 403.
29. THERE ARE NO POWER POLES ON SITE.
30. PROJECT WILL COMPLY WITH COUNTY'S WMP BY THE INCLUSION OF WATER QUALITY BASINS.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 58 AND 59 OF SOUTH ADDITION TO TRACT NUMBER TWO OF THE LANDS OF THE NUEVO LAND COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 59 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ON-SITE: HOMEOWNERS / HOMEOWNERS ASSOCIATION
OFF-SITE: RIVERSIDE COUNTY TRANSPORTATION



TRACT MAP

SCALE: 1" = 40' DATE: 11/7/2017

PREPARED BY:
IAN DAVIDSON
LANDSCAPE ARCHITECTURE INC.
1000 MAIN STREET, SUITE 500
RIVERSIDE, CA 92502
TEL: 951-955-8885
CELL: 760-946-9267
CITY: RIVERSIDE, CA
STATE: CA
COUNTRY: USA

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 10000
ISSUED: 11/7/2017

BENCHMARK: TRACT # 37134 COUNTY OF RIVERSIDE TRACT # 37134 LANDSCAPE PLANS

SHEET NO. L-1 OF 7 SHEETS

OWNER/APPLICANT:

RICHARD MARCUS
1000 MAIN STREET, SUITE 500
RIVERSIDE, CA 92502
P. 951-955-8885

LANDSCAPE ARCHITECT:

IAN DAVIDSON
1000 MAIN STREET, SUITE 500
RIVERSIDE, CA 92502
P. 951-955-8885

CIVIL ENGINEER:

UNITED ENGINEERING GROUP
1000 MAIN STREET, SUITE 500
RIVERSIDE, CA 92502
P. 951-955-8885

UTILITY PURVEYORS:

ELECTRIC: CALIFORNIA EDISON
26100 HERFORD ROAD
RICKLAND, CA 92380

GAS:

SOUTHERN CALIFORNIA GAS COMPANY
P.O. BOX 3020
RELANDS, CA 92573

WATER:

NUEVO WATER COMPANY
1000 MAIN STREET, SUITE 500
RIVERSIDE, CA 92502

SEWER:

MUNICIPAL WATER DISTRICT
2770 TRIMBLE ROAD
PERRIS, CA 92570

TELEPHONE:

VERIZON
150 S. JUANITA STREET
HEMET, CA 92343

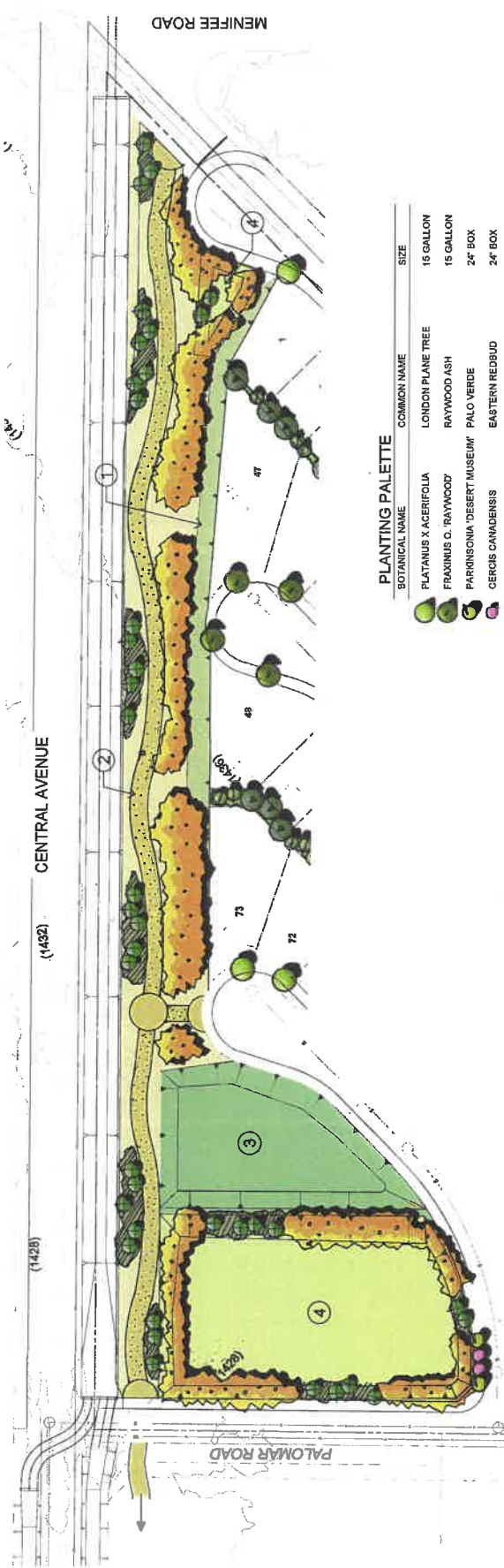
CABLE:

TIME WARNER CABLE
1000 MAIN STREET, SUITE 500
RIVERSIDE, CA 92502



SHEET INDEX:	
L-1	TITLE SHEET
L-2	LANDSCAPE MASTER PLAN
L-3	WATER QUALITY BASIN & RIPARIAN HABITAT ELEVATIONS
L-4	WALL AND FENCE PLAN
L-5	WALL AND FENCE DETAILS
L-6	MAINTENANCE EXHIBIT

SHEET INDEX:	
L-1	TITLE SHEET



WATER QUALITY BASIN & RIPARIAN / WETLAND HABITAT

PLANTING PALETTE

BOTANICAL NAME	COMMON NAME	SIZE
PLATANUS X ACERIFOLIA	LONDON PLANE TREE	16 GALLON
FRAXINUS O. 'RAYWOOD'	RAYWOOD ASH	15 GALLON
PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	24" BOX
CERCIS CANADENSIS	EASTERN REDBUD	24" BOX
HETEROMELES ARBUTIFOLIA	TOYON	15 GALLON
QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	15 GALLON
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GALLON
SAMBUCUS MEXICANA	ELDERBERRY	15 GALLON
SALIX LASIOLEPIS	ARROYO WILLOW	15 GALLON
MEADOW GRASS		
NATIVE RESTORATION HYDROSEED MIX		

- LEGEND**
- ① 2:1 LANDSCAPE SLOPE
 - ② D.G. TRAIL
 - ③ RIPARIAN/WETLAND HABITAT
 - ④ DRAINAGE/WATER QUALITY BASIN



NOTES:
 WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN APPLICABLE COUNTY PERMIT AND A GRADING PERMIT HAS BEEN ISSUED.
 The contractor shall be responsible for obtaining all necessary permits and for the accuracy of the information provided herein. The contractor shall be responsible for obtaining all necessary permits and for the accuracy of the information provided herein.

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NO.	DATE	BY	CHKD	APP'D



PREPARED BY:
 IAN DAVIDSON
 LANDSCAPE ARCHITECTURE & PLANNING
 3815 MAIN STREET, SUITE 100
 PALM BEACH, FL 33480-4202
 TEL: 561.833.1111
 DATE: 11/14/2017



BENCHMARK:
 SCALE: N=... V=...
 FOR: ...

TRACT # 37154
 COUNTY OF RIVERSIDE
 GENERAL PLAN # 154
 LANDSCAPE PLANS
 WATER QUALITY BASIN &
 RIPARIAN / WETLAND HABITAT

SHEET NO. L-3
 OF 7 SHEETS
 FILE NO.

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 858 VERSION

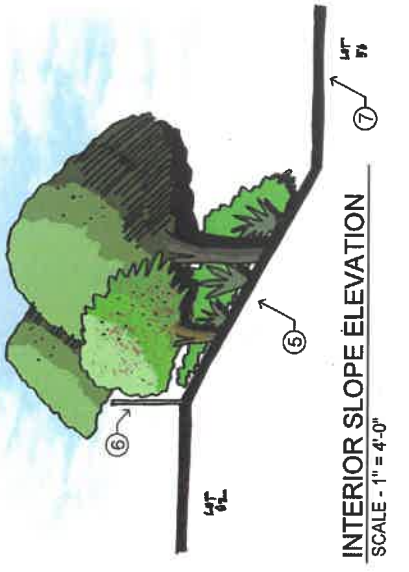
PLAN CHECK OVERSIGHT TLA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P&P

APPROVED AS TO PERFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - OK-SITP)

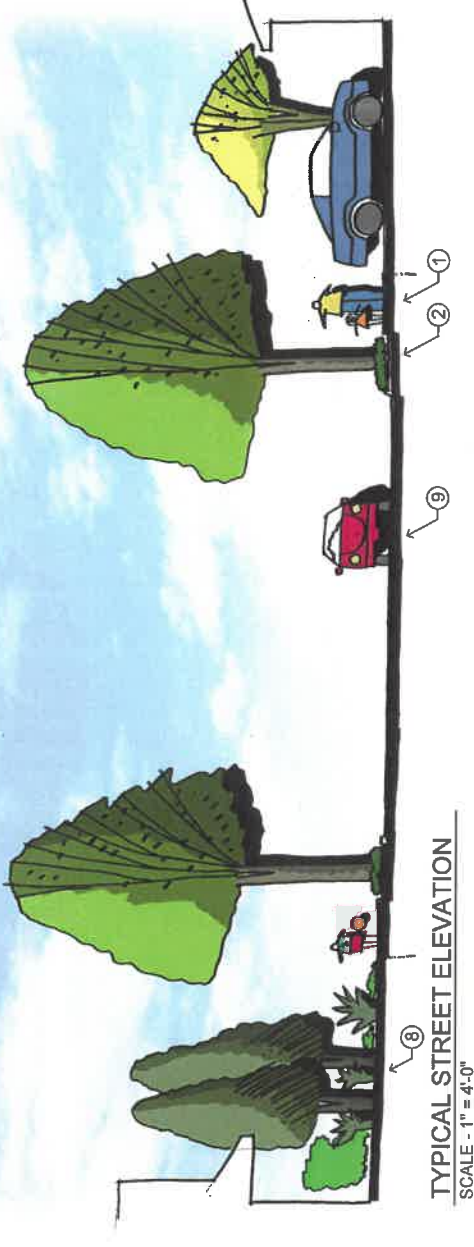
APPROVED AS TO PERFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE)

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PPA
ORD. 859 VERSION			

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - OHS-1173).



- LEGEND**
- ① Concrete Sidewalk
 - ② Landscaped Parkway
 - ③ Unlandscaped Slope
 - ④ Entry Monument
 - ⑤ 2:1 Interior Slope
 - ⑥ Rear Residential CMU Wall
 - ⑦ Rear Residential Yard
 - ⑧ Residential Front Yards
 - ⑨ Typical Interior Street



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN APPROVED GRADING PERMIT HAS BEEN ISSUED. A GRADING PERMIT HAS BEEN ISSUED.

DIG AHEAD

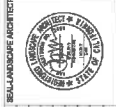
CALL BEFORE YOU DIG

1-800-4-A-HEAD

FOR MORE INFORMATION VISIT US AT WWW.CALLBEFOREYOUDIG.COM

REVISIONS

NO.	DATE	DESCRIPTION



PREPARED BY:
IAN DAVIDSON
REGISTERED PROFESSIONAL ENGINEER
32842
300 MAIN STREET, SUITE 600
P.O. BOX 1101, COVINGTON, TN 38003

DATE: 11/16/2017

idla

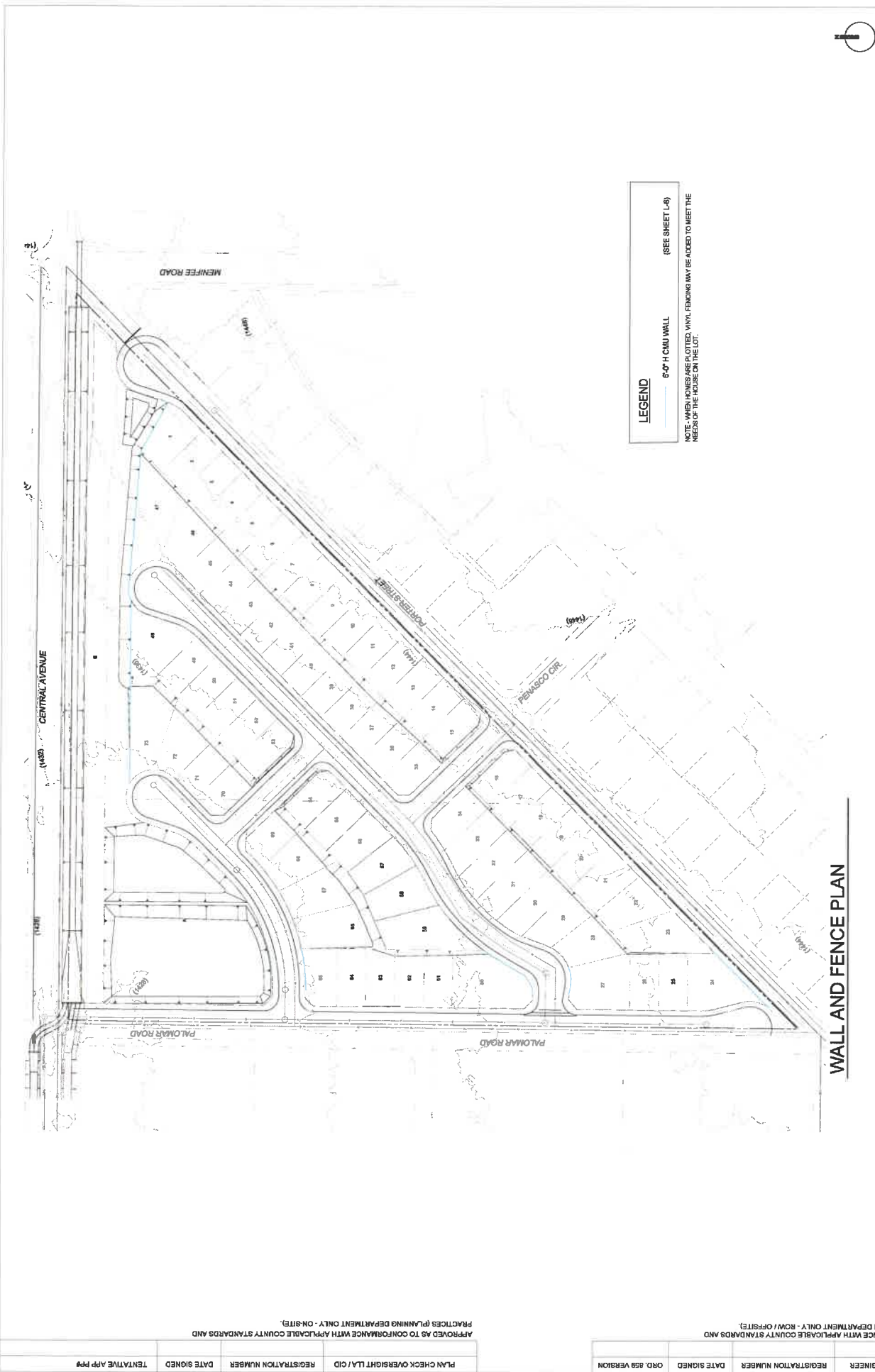
BENCHMARK:
SCALE: N= V=

TRACT # 37134
COUNTY OF RIVERSIDE
TENNESSEE
LANDSCAPE PLANS
ELEVATIONS

SHEET NO. L-4
4 OF 7 SHEETS

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW/ OHS-1173).



LEGEND
 6" x 14 CMU WALL (SEE SHEET L-6)
 NOTE: WALL HEIGHTS ARE CITED. VINYL FENCING MAY BE ADDED TO MEET THE NEEDS OF THE HOUSE ON THE LOT.

WALL AND FENCE PLAN

SCALE: 1" = 40'

1

PREPARED BY:
 IAN DAVIDSON
 LANDSCAPE ARCHITECTURE, INC.
 11746 GDOT DATE: 11/16/2017
 11746 GDOT DATE: 11/16/2017



TRACT # 37134
 COUNTY OF RIVERVIEW
 TRAVELER'S PLACE # 37134
 WALL AND FENCE PLAN
 SHEET NO. L-5
 5 OF 7 SHEETS

BENCHMARK:
 SCALE: 1" = 40'

NO.	DATE	DESCRIPTION	BY	CHK	APP

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENGINEERING PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY AND COMPLETENESS OF THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY AND COMPLETENESS OF THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY AND COMPLETENESS OF THE PLANS.

DIG ALERT
 CALL BEFORE YOU DIG
 1-800-4-A-DAWN
 A MAJOR SERVICE BY
 BACKHOUSING SERVICE LLC

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW/DEP-ET)			
PLAN CHECK OVERSIGHT TLA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P#
APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - DM-SITE)			

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW/OFFSET)			
PLAN CHECK OVERSIGHT TLA/CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP P&P
APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - OK-SITE)			



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN APPLICABLE COUNTY GRADING PERMIT HAS BEEN ISSUED.

The above information contains property lines which are to be used for the purpose of a grading permit only. It is not intended to be used for other purposes. The user of these plans shall be responsible for obtaining all necessary permits and for determining all applicable rules and regulations. The user of these plans shall be responsible for obtaining all necessary permits and for determining all applicable rules and regulations. The user of these plans shall be responsible for obtaining all necessary permits and for determining all applicable rules and regulations.

DATE	BY	REVISION



PREPARED BY:
IAN DAVIDSON
CONSTRUCTION, INC.
3800 MAIN STREET, SUITE 2000
PERASCO, CA 92374
PHONE: (951) 724-1234
CELL: (951) 835-4567
DATE: 11/14/2017
EIP: 02010

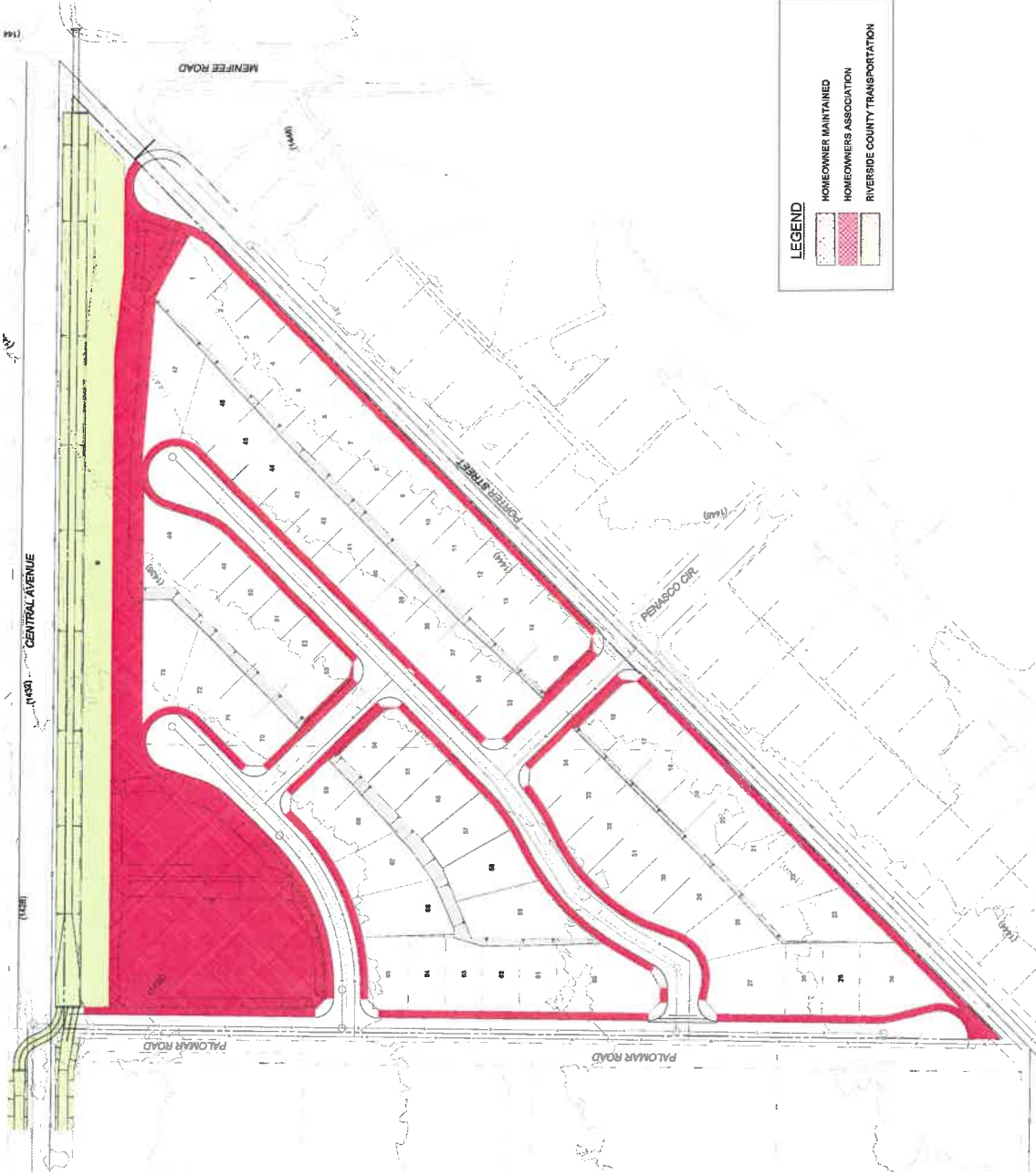


BENCHMARK: _____
SCALE: _____

TRACT # 37154
COUNTY OF RIVERSIDE
TRAVEL AND LANDSCAPE PLANS
MAINTENANCE EXHIBIT

IP No. 0000X
SHEET NO. L-7
Z OF 7 SHEETS

MAINTENANCE EXHIBIT



LEGEND

- HOMEOWNER MAINTAINED
- HOMEOWNERS ASSOCIATION
- RIVERSIDE COUNTY TRANSPORTATION



Riverside County Drainage Hill Landscape Water Use Calculations
Project Type: **Landscaping**
17875 L.A. 100-36.0000

Applied to one spot source to one lot unless a reference is made to specific landscape. Present and future water use shall be as shown on this plan. All water use shall be covered.

1. Maximum Ground Water Application	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
2. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
3. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
4. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
5. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
6. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
7. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
8. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
9. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
10. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
11. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
12. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
13. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
14. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
15. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
16. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
17. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
18. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
19. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
20. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
21. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
22. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
23. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
24. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
25. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
26. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
27. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
28. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
29. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
30. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
31. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
32. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
33. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
34. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
35. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
36. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
37. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
38. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
39. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
40. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
41. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
42. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
43. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
44. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
45. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
46. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
47. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
48. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
49. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
50. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
51. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
52. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
53. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
54. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
55. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
56. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
57. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
58. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
59. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
60. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
61. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
62. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
63. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
64. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
65. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
66. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
67. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
68. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
69. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
70. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
71. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
72. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
73. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
74. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
75. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
76. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
77. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
78. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
79. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
80. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
81. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
82. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
83. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
84. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
85. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
86. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
87. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
88. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
89. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
90. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
91. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
92. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
93. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
94. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
95. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
96. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
97. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
98. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
99. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)
100. Estimated Annual Water Use	Area (sq ft)	Rate (gallons per inch per foot)	Volume (gallons)



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.
Assistant TLMA Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1183, Change of Zone No. 7919 and Tract Map No. 37134

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: Dionne Harris Title: Project Planner Date: December 11, 2018

Applicant/Project Sponsor: Richard Marcus Date Submitted: January 10, 2019

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Dionne Harris Date: December 10, 2018

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 Dionne Harris at (951)955-6836.

Revised: 12/10/18
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42945 ZCFG06312

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42945

Project Case Type (s) and Number(s): General Plan Amendment No. 1183, Change of Zone No. 7919 and Tract Map No. 37134

Lead Agency Name: Riverside County Planning Department

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

Contact Person: Dionne Harris, Urban Planner

Telephone Number: 951-955-6836

Applicant's Name: Oliver Cagle

Applicant's Address: 14175 Rancho Vista Bend, Ranch Santa Fe CA, 92130

I. PROJECT INFORMATION

Project Description:

The project consist of General Plan Amendment No. 1183, Change of Zone No. 7919 and Tentative Tract Map No. 37134, which, together, will facilitate residential development of the approximately 18.39-acre site. The project proposes to subdivide approximately eighteen acres (18 ac) into seventy-three (73) single family detached residential lots. The project occupies approximately 10.01 acres and will feature traditional single family housing on 5,000sf minimum lots. These lots are subject to the development standards and permitted used of the R-4 Zoning Classification. The project contains 3.6 acres of a trail, recreation and open space. The project will have three basins consisting of 1.9 acres of the site.

GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy Amendment) - Proposal amend to the projects site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units Per Acre) on two parcels totaling 18.39 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

CHANGE OF ZONE NO. 7919 proposes to change the site's zoning classification from Residential Agricultural (R-A) to Planned Residential (R-4).

TENTATIVE TRACT MAP NO. 37134 proposes a Schedule "A" subdivision of 18.39 gross acres into 73 single family residential lots with a minimum lot size of 5,000 square feet.

- Three (3) water quality basins which will encompass approximately 2.63 acres of the project site. Basin A (0.16 acres) will be located at the northeast corner of the project and located adjacent to the intersection of Center Avenue, Porter Street and Menifee Road. Basin C (.57 acres) located northwest corner of the site adjacent to Center Road. Basin B (.36 acres) located just to the slightly east of Basin C.
- In addition the applicant is proposing Street 'A' located diagonally along the northwest portion of the site, Street 'B' located transversely along the midsections of the tract, Street 'C' located diagonally which intersects Street 'B' and Street 'D' along the southeast portion of the tract.
- The project site is required to have one park site of 0.72 acres.
- Approximately One (1) open space lot with a paseo trail.

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

B. Total Project Area: 18.36 Gross

Residential Acres: 18.46	Lots: 73 and three lettered lots.	Units: 73	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

1. **Assessor's Parcel No(s):** 309-060-001 and 309-060-004

Street References: Southerly of Central Avenue, northerly of Porter Street, easterly of Palomar Road, and west of Menifee Road.

C. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Section 26, and Range 3 West

D. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located within the Lakeview/Nuevo Redevelopment Area on the outskirts of the City of Perris and the City of San Jacinto. The site is presently vacant land with existing scattered residential to the north, to the south and vacant land to the east and west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Lakeview/Nuevo Area Plan of the Riverside County General Plan. The Project site's Land Use Designation is Rural Community: Low Density Residential (RC-LDR). This las use designation encourages the development of single-family detached residences on half-acre parcels. The Project site is not located within a policy area. The Project is not located within a sphere of influence. 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 meets all applicable Multipurpose Open Space element policies. The project will avoid all natural watercourse and flood plains.
4. **Safety:** The proposed project allows for sufficient provision of emergency response service to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality policies

B. General Plan Area Plan(s): Lakeview/Nuevo Area Plan

- C. **Foundation Component(s):** Community Development
- D. **Land Use Designation(s):** Rural Community: 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):** Lakeview/Nuevo Area Plan
 - 2. **Foundation Component(s):** Rural Community
- H. **Land Use Designation(s):** Low Density Residential
 - 1. **Overlay(s), if any:** N/A
 - 2. **Policy Area(s), if any:** N/A
- I. **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
- J. **Existing Zoning:** Residential Agriculture (R-A)
- K. **Proposed Zoning, if any:** Planned Residential (R-4)
- L. **Adjacent and Surrounding Zoning:** Residential Agriculture (R-A), Mobilehome Subdivision and Mobilehome Park (R-T), General Commercial (C-1/C-P),

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 type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Dionne Harris
Signature

October 15, 2018
Date

Dionne Harris, Project Planner
Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a). As indicated by Figure 9 "Scenic Highways" of the Lakeview/Nuevo Area Plan, the proposed project is not located within close vicinity of a designated scenic highway. In result, the project will not have a substantial effect upon a scenic highway corridor. The project will have no impact.

b). The project site is located in an unincorporated area of Riverside County and is currently vacant. The existing character of the project site is mainly rural and the topography is relatively flat with elevations of the site ranging from 1,432 to 1,444 feet. Overall, the project site is not located within close vicinity to any scenic resources and in result, the project will not 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. The project will have a less than significant impact

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

The proposed project is located 34.45 miles from the Mt. Palomar Observatory and located within Zone B of the Special Lighting Area. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will result in a 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 attributed to any residential or commercial project and is therefore not considered mitigation pursuant to CEQA. In result, this project will be designed to be consistent with existing neighboring residential developments. The project will have no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural 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"/>

	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). The project site has a farmland designation of Farmland of Local Importance and Other Lands. The project site does not currently have either an agricultural zoning or land use designation which would allow for the site to be utilized for agricultural production. If an agricultural use were to be proposed, then both the current General Plan Land Use designation and Zoning Classification would need to be revised. In addition, the project site is not surrounded by properties which are designated for agricultural uses, but rather, the properties have Commercial and Residential Land Use and Zoning Classifications. The proposal to Change the Zoning Classification and subdivide the approximately 80 acre project site would be consistent with the surrounding area.

b). Located to the immediate southeast are properties zoned Mobilehome Subdivision and Mobilehome Park (R-T). Overall, the R-T zoning classification allows for limited amount of orchards the raising of field and tree crops, berry and bush crops and vegetable, flower and herb gardening on a commercial scale, including the sale thereof from the premises. Surrounding properties with this land use designation primarily consist of single family residential dwellings rather than existing agriculture facilities. The project site is not located within close vicinity to a project site that has a primary zoning designation of agriculture (light agriculture, heavy agriculture, and agriculture dairy) and as such, will not conflict with surrounding agriculture zoning. The proposed project is not located within close vicinity of an existing agriculture preserve. Through the utilization of GIS, it has been determined that the closest agriculture preserve is the Perris Valley No. 6 agriculture preserve which is located 1.52 miles (8,005 feet) to the west of the site. The project will not affect an existing agricultural preserve. The impact from the proposed project will be less than significant.

c). As illustrated on the Riverside County GIS Database (Map My County), the project site is surrounded by residential properties to the east, vacant land to the south, and Ski Land Lake to the west and north.

As previously addressed, the proposed project is not located within close vicinity to any property that has an agriculture designation and will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The impact will be less than significant.

d). The project is not located adjacent to existing farmland and will not result in the conversion of farmland, to a non-agriculture use. The proposed use of the site as a residential community is consistent with the surrounding development in the area. The project will have no impact

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-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 Lakeview/ Nuevo 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 measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Air Quality and Greenhouse Gas Impact Study, RK Engineering Group, Inc. prepared October 10, 2018. California Emissions Estimator Model Version 2016.3.2 (CalEEMod)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. For a project to be consistent with the AQMP adopted by the SCAQMD, the pollutants emitted from the project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projection.

Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The final report presents an assessment of the region's anthropogenic GHG emissions and sinks from 1990 to 2035. The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. While air quality has dramatically improved over the years, the SCAB still exceeds federal public health standards for both ozone and particulate matter (PM) and experiences some of the worst air pollution in the nation. The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan.

The proposed project would accommodate the growth that has been projected for the project vicinity and sub-region through the construction of needed infrastructure, thus removing an impediment to growth within the project area. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, the emissions associated with the proposed project within the amounts already encountered for in the AQMP, and no significant inconsistency with the AQMP would occur. In result, no mitigation measures are required.

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

b) The Air Quality study analyzed the Construction and Operational Air Quality Emissions Impacts for the subdivision and analyzed both the regional and local construction emissions. The Construction Air

TABLE 11
Regional Significance - Construction Emissions (lbs/day)

Unmitigated ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Grading	6.16	69.68	47.68	0.06	10.21	6.49
Building Construction	4.19	32.40	32.28	0.06	4.31	2.43
Paving	1.66	17.22	15.09	0.02	1.11	0.91
Architectural Coating	32.08	2.15	3.27	0.01	0.56	0.26
Maximum ²	33.74	69.68	47.68	0.06	10.21	6.49
SCAQMD Threshold	75.	100.	550.	150.	150.	55
Exceeds Threshold (?)	No	No	No	No	No	No

Quality Emissions Impact (Regional Construction Emissions), CalEEMod was used to estimate onsite and offsite construction emissions and the results are shown on Table 11. The construction emissions incorporate Rule 403.

Table 12 illustrates the mitigated construction related LSTs for the project area. The emissions will be below the SCAQMD thresholds of significance for localized construction emissions. Therefore the project will not result in significant localized construction emissions.

TABLE 12
Localized Significance - Construction Emissions (lbs/day)

LST Pollutants ¹	CO (lbs/day)	NO _x (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-site Emissions	47.68	69.68	10.2	6.49
SCAQMD Construction Threshold ²	1,577	270	13	8
Exceeds Threshold (?)	No	No	No	No

Fugitive Dust: Fugitive dust emissions are generally associated with land clearing and exposure of soils to the air and wind, and cut-and-fill grading operations. Dust generated during construction varies substantially on a project-by-project basis, depending on the level of activity, the specific operations, the equipment being operated, local soils, and weather conditions at the time of construction.

The proposed project will be required to comply with SCAQMD Rules 402 and 403 to control fugitive dust. Table 11 illustrates total construction emissions, i.e., fugitive-dust emissions and construction equipment exhausts that have incorporated a number of feasible control measures that can be reasonably implemented to significantly reduce PM₁₀ emissions from construction. Table 11 illustrates

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

that for all construction phases, the daily total construction emissions with standard control measures would be below the daily thresholds established by the SCAQMD. Therefore, the project would cause less than significant Fugitive Dust emissions.

Odors: Heavy-duty equipment in the project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. Potential sources that may emit odors during operations of proposed project would include odors emissions from diesel truck emissions and trash storage areas. Due to the distance of the nearest receptors from the proposed project site and through compliance to SCAQMD’s Rule 402 no significant impact related to odors would occur during operation.

Naturally Occurring Asbestos: The proposed project is located in Riverside County which is not among the counties that are found to have serpentine and ultramafic rock in their soils. Therefore, the potential risk for naturally occurring asbestos (NOA) during project construction is small and less than significant.

Construction-Related Toxic Air Contaminant Impact: 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 70-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., 70 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 Air Quality Emissions Impact:

TABLE 13
Regional Significance - Operational Emissions (lbs/day)¹

Unmitigated ¹						
Activity	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources	12.31	0.07	6.24	0.00	0.13	0.13
Energy Sources	0.07	0.64	0.27	0.00	0.05	0.05
Mobile Sources	2.46	8.25	26.30	0.08	5.60	1.58
Total: Area Sources + Energy + Mobile	14.85	8.96	32.81	0.08	5.78	1.76
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

Regional Operational Emissions: Long-term air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The stationary source emissions would come from additional natural gas consumption for on-site buildings and electricity for the lighting in the buildings and streets. Based on trip generation factors included in the traffic study and

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

in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Ninth Edition, which is the most recent edition and was manually adjusted in the model, long-term operational emissions associated with the proposed project, calculated with the CalEEMod model, are shown in Table 13. Area sources include architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for heating.

Table 13 shows that the unmitigated increase of all criteria pollutants as a result of the proposed project. The emission will be below the SCAQMD daily emission thresholds during operation and therefore will have a less than significant impact.

**Table 24
Localized Operational Emissions**

Maximum Daily Emissions (lbs/day) ¹				
LST Pollutants	NOx (lbs/day)	CO (lbs/day)	PM ₁₀ (lbs/day)	PM _{2.5} (lbs/day)
On-site Emissions ²	2.00	7.73	0.43	0.24
SCAQMD Operation Threshold ³	270	1,577	4	2
Exceeds Threshold (?)	No	No	No	No

Table 24 shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 14 include all on-site project-related stationary sources and 10% of the project-related new mobile sources. This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

Table 24 indicates that the operational emission rates would not exceed the LST thresholds for the nearest sensitive receptors at 25 meters. Therefore, the project will not result in significant Localized Operational emissions. The impact will not result in significant Localized Operational emissions.

CO Hot Spot Emissions: The SCAQMD recommends that a local CO hot spot analysis be conducted if the intersection meets one of the following criteria: 1) the intersection is at level of service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project causes an intersection to decrease from LOS C to D. Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment redesignation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

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

Furthermore, based upon the trip generation, the project would generate approximately 714 trips per day. 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. The volume of traffic at project buildout with cumulative projects is well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore 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.

Localized Construction Analysis Modeling Parameters: 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:

- 1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- 2) The maximum number of acres disturbed on the peak day.
- 3) Any emission control devices added onto off-road equipment.
- 4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

**Table 14
Vehicle Mix for Trips¹**

Vehicle Class	Vehicle Mix (%) ²
Light Duty Automobile (LDA)	59.38%
Light Duty Truck (LDT1)	4.24%
Light Duty Truck (LDT2)	20.36%
Medium Duty Truck (MDV)	13.48%
Light Heavy Truck (LHD1)	0.31%
Light Heavy Truck (LHD2)	0.10%
Medium Heavy Truck (MHD)	0.31%
Heavy Heavy Truck (HHD)	1.22%
Other Bus (OBUS)	0.02%
Urban Bus (UBUS)	0.02%
Motorcycle (MCY)	0.51%
School Bus (SBUS)	0.02%
Motor Home (MH)	0.02%
Total	100.0%

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

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, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality.

Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. Nearby existing sensitive receptors in the project vicinity include residential units approximately 25 meters to the south and west. These look-up tables were utilized to determine localized significance. The construction emissions were compared to the SCAQMD's threshold tables with a disturbance area of 5 acres.

Localized Operational Analysis Modeling Parameters: For operational emissions, the screening tables for a disturbance area of 5 acres and a distance of 25 meters were utilized to determine significance. The tables were compared to the project's operational emissions.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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 type="checkbox"/>	<input checked="" 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	<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
Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The proposed Project consists of both onsite and offsite components, including residential development, open space, and road/ drainage improvements. The onsite portion of the Project includes the construction of 73 single family detached residential lots on approximately 18 acres, along with open space consisting of trails, a water quality basin, and a native riparian habitat area intended to mitigate project impacts.

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

The Project area, including both onsite and offsite portions of the Project, contains approximately 0.5 acre of riparian/riverine areas, including 0.12 acre of riparian habitat and 0.38 acre of unvegetated riverine features. The onsite drainages do not have the potential to support the least Bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo. The Project site does not contain any vernal pools, seasonal ponds, or other non-vernal pool features with the potential to support listed fairy shrimp, including road ruts and other disturbance-related depressions. With no impact to habitat associated with species of interest in Section 6.1.2, the project is consistent with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The Project site is located within the MSHCP burrowing owl survey area. GLA biologists conducted focused burrowing owl surveys for the Project site in March 2016. Focused surveys were conducted within areas of suitable habitat based on compatible vegetation types, topography, and the presence of suitable burrows. Burrowing owls were not detected at the site during focused surveys. However, since the site does contain suitable habitat, a pre –construction burrowing owl survey will be conducted within 30 days of site disturbance pursuant to MSHCP requirements. If burrowing owls are detected at the site, the owls will be relocated/ excluded from the site outside of the breeding season following accepted protocols, and subject to the approval of the RCA and wildlife agencies. The Project will be consistent with Volume 1, Section 6.3.2 of the MSHCP.

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

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

b-c) No special -status plants were detected at the Project site, and none are expected to occur due to the lack of suitable habitat and level of disturbance. Species were evaluated based on the following factors: 1) species identified by the CNDDDB and CNPS (including the Consortium of California Herbaria) as occurring (either currently or historically) on or in the vicinity of the Project site, 2) applicable MSHCP survey areas, and 3) any other special -status plants that are known to occur within the vicinity of the Project site, or for which potentially suitable habitat occurs within the site.

No special -status animals were detected at the Project site. Species were evaluated based on the following factors, including: 1) species identified by the CNDDDB as occurring (either currently or historically) on or in the vicinity of the Project site, 2) applicable MSHCP survey areas, and 3) any other special -status animals that are known to occur within the vicinity of the Project site, for which potentially suitable habitat occurs on the site.

d) The Project will not adversely affect wildlife movement. The Project is not located within any linkage areas, including any existing or proposed linkages or constrained linkages recognized by the MSHCP.

e-f) The Project will result in temporary impacts to approximately 0.38 acre of non -wetland waters of the U.S. (i.e. Corps jurisdiction), through the creation of an improved roadside ditch along the southern edge of Central Avenue from Menifee Road to Pico Avenue. In addition, the Project will construct a new roadside ditch along the northern edge of Central Avenue from the western edge of development project to Pico Avenue. The constructed ditches will result in a net increase in Corps jurisdiction compared with the existing condition, and as such the temporary impacts will be less than significant and considered self -mitigating with regards to Corps jurisdiction.

The Project will result in temporary impacts to approximately 0.38 acre of Regional Board and CDFW jurisdiction associated with the roadside ditch, none of which supports wetlands/ riparian habitat. As noted above, the Project will construct a new roadside ditch along the northern edge of Central Avenue from the western edge of development project to Pico Avenue. The constructed ditches will result in a net increase in Regional Board and CDFW jurisdiction compared with the existing condition, and as such the temporary impacts to the regards to Corps jurisdiction. In addition, the Project will permanently impact 0.03 acre of Regional Board jurisdiction (including 0.02 acre of wetlands) and 0.12 acre of CDFW riparian, all of which are associated with the isolated ditch located in the southern portion of the Project site. However, due to the isolated and degraded nature of the man-made ditch, impacts to the ditch would be less than significant.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

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
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials; PDA05007r1; Phase I Cultural Resources Assessment for the Triada Property Development Project, Nuevo, Riverside County, California; Tierra Environmental; June 2016.

Findings of Fact:

a-b) Based upon analysis of records and a survey of the property by County a County approved Archaeologist, it has been determined that there will be impacts to historical resources as defined in California Code of Regulations, Section 15064.5. Two resources identified during the project investigation, CA-RIV-12535 and P-33-26634.

CA-RIV-12535 and the artifact assemblage exhibit long term impacts through the agricultural tilling of the property followed by routine vegetation control disking which displaced artifacts laterally as well as fracturing them further. Given the high degree of impact to the assemblage and spatial expansion of the materials, site integrity is considered poor. Furthermore, as an unassociated refuse deposit, the site is not attributed to any known event or important person (California Register Criteria 1 and 2), nor does it represent a unique architectural style, technique, or artistic value (California Register Criterion 3). In addition, the site appears to have limited, if any, depth potential and the recorded surface component is not capable of addressing any identified research questions (California Register Criterion 4).

The features comprising P-33-26634 have been substantially damaged since the agricultural fields were abandoned more than 15 years ago. Standpipes are a common and necessary agricultural water conveyance system that can be identified throughout the project vicinity on existing agricultural fields. Given the high degree of impact to the features, integrity is considered poor. The site is not attributed to any known event or important person (California Register Criteria 1 and 2), nor does it represent a unique architectural style, technique, or artistic value (California Register Criterion 3). Furthermore, since the site appears to have limited, if any, depth potential and the recorded surface component is not capable of addressing any identified research questions (California Register Criterion 4), site P-33-26634 is not considered a significant resource and is therefore recommended as not eligible for listing in the CRHR. 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, impacts in this regard would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; PDA05007r1; Phase I Cultural Resources Assessment for the Triada Property Development Project, Nuevo, Riverside County, California; Tierra Environmental; June 2016.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered 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 measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project				
10. 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?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report (GEO) No. 2514

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. According to GEO02514, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) 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. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. 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"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" County Geologic Report (GEO) No. 2574.

a) GEO02514 concluded that "Due to the presence of medium dense to very dense older alluvial soils at the site, the results of our analysis indicate that the potential for liquefaction and seismically induced settlement is negligible." Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21, County Geologic Report (GEO) No. 2514

Findings of Fact:

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

a) There are no known active 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 impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

13. 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 and S-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 2514.

Findings of Fact:

a) The project site is relatively flat and according to Figure S-5, the project site is located in an area with slopes less than 15%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. 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", County Geologic Report (GEO) No. 2514.

Findings of Fact:

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

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, County Geologic Report (GEO) No. 2514

Findings of Fact:

a) The project site is not located near large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. 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: Project Application Materials, Building and Safety – Grading Review, County Geologic Report (GEO) No. 2514

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project does not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. 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?

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review, County Geologic Report (GEO) No. 2514

Findings of Fact:

- a) Future development of the project site has the potential to result in a slight to moderate increase in the erosion on and off site based on the underlying soils. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) GEO02514 concluded, "On-site soils are considered to have a very low expansion potential. According to the California Building Code, special design criteria for expansive soils will not be necessary." Impacts would be less than significant.
- c) The project will not utilize a septic system. The project will connect to sewer services from the Eastern Municipal Water District. Therefore, no impacts will occur in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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. The project site is located .59 miles southeast from the San Jacinto River. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easements. Impacts would be less than significant.
- b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site. Impacts would be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. 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 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 Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Tribal Cultural Resources This should be located after Transportation

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) TA 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.

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

Source: Native American Consultation

Findings of Fact:

- a) In compliance with Senate Bill 18 (SB18), the County requested a list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project area. Based on the September 27, 2016 list provided by NAHC, project notices were sent on September 28, 2016 to (30) Native American Tribal representatives. SB 18 consultations were requested by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians.
- b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on September 22, 2016. The Agua Caliente Band of Cahuilla Indians and the Pala Band of Luiseno Indians deferred consultation to closer tribes. Consultations were requested by the Pechanga Band of Luiseno Mission Indians. Consultation with Pechanga took place on November 3, 2016 and February 15, 2017. The tribe expressed concern that due a village site situated to the southeast and because of the presence of resources in the area, that there is the potential for subsurface tribal cultural resources to be present. No Tribal Cultural Resources were identified by the tribe. Tribal monitors will be present during ground disturbing activities, no tribal cultural resources are present within the project area and thus, impacts in this regard will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Paleontological Resources

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

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

Findings of Fact:

a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Therefore, the project has been conditioned to retain a qualified paleontologist to create and implement a project-specific plan for monitoring site grading and earthmoving activities (COA 60. PLANNING.1). Furthermore, the paleontologist will also be required to document and complete a Paleontological Resource Impact Mitigation Program (PRIMP) which shall be submitted to the County Geologist for review and approval prior grading permit issuance (COA. 70.PLANNING). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
c) 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: Technical Memo "TRACT 37134 Greenhouse Gas Impact Study" by RK Engineering Group Inc., October 10, 2018.

Findings of Fact:

Per the directions of AB 32, Emissions in 2020 in a "business as usual" scenario are estimated to be 596 MMTCO_{2e}. Under AB 32, the CARB published its Final Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California. Under AB 32, the CARB published its Final Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California. The CARB is responsible for maintaining and updating California's annual GHG Inventory per California Global Warming Solutions Act (AB 32) and H&SC 39607.4. The GHG inventory is a critical piece in demonstrating the state's progress in achieving the statewide GHG target. An updated emission inventory is published annually to include additional years and improved estimation methods. The most recent state inventory data, from year 2015, shows that the total GHG emissions in the State of California for year 2015 were 440.4 MMTCO_{2e}.

The Southern California Association of Governments (SCAG) Regional Greenhouse Gas Emissions Inventory and Reference Case Projections, 1990-2035, was completed in May 2012 for SCAG by the Center for Climate Strategies. The final report presents an assessment of the region's anthropogenic GHG emissions and sinks from 1990 to 2035. The most recent regional estimates from SCAG are from year 2008. In 2008, the total GHG emissions in the SCAG region were estimated to be 230.7 MMTCO_{2e}.

The County shall monitor and verify the progress and results, and make any necessary revisions to, the CAP by 2020 and a minimum every four years thereafter. The progress and results of, and revisions to, the CAP will be made available to the public for review prior to approval. If monitoring reveals that the targets of the CAP are not being met, the CAP shall be revised to ensure that any changes needed to stay 'on target' with the stated goals are accomplished.

The Scoping Plan identifies recommended measures for multiple greenhouse gas emission sectors and the associated emission reductions needed to achieve the year 2020 emissions target—each sector has a different emission reduction target. Most of the measures target the transportation and electricity sectors. As stated in the Scoping Plan, the key elements of the strategy for achieving the 2020 greenhouse gas target include:

- Expanding and strengthening existing energy efficiency programs as well as building and appliance standards;
- Achieving a statewide renewables energy mix of 33 percent;
- Developing a California cap-and-trade program that links with other Western Climate Initiative partner programs to create a regional market system;

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

- Establishing targets for transportation-related greenhouse gas emissions for regions throughout California and pursuing policies and incentives to achieve those targets;
- Adopting and implementing measures pursuant to existing State laws and policies, including California's clean car standards, goods movement measures, and the Low Carbon Fuel Standard; and
- Creating targeted fees, including a public goods charge on water use, fees on high global warming potential gases, and a fee to fund the administrative costs of the State's long-term commitment to AB 32 implementation.

In addition, the Scoping Plan differentiates between "capped" and "uncapped" strategies. "Capped" strategies are subject to the proposed cap-and-trade program. The Scoping Plan states that the inclusion of these emissions within the cap-and-trade program will help ensure that the year 2020 emission targets are met despite some degree of uncertainty in the emission reduction estimates for any individual measure. Implementation of the capped strategies is calculated to achieve a sufficient amount of reductions by 2020 to achieve the emission target contained in AB 32. "Uncapped" strategies that will not be

a) **Operations:** Through the CAP, the County of Riverside has made commitment to be in compliance with the changing GHG emissions reduction regulations of the federal and state governments. Following the state's AB 32 GHG reduction target, Riverside County has set a goal to reduce emissions back to 1990 levels by the year 2020. The estimated community-wide emissions for the year 2020, based on population and housing growth projections associated with the assumptions used in the General Plan land use projections, are 10,268,937MT CO₂e. In order to reach the reduction target, Riverside County must offset this growth in emissions and reduce community-wide emissions to 6,036,971 MT CO₂e by the year 2020.

Operational or long-term emissions occur over the life of the Project and include both mobile and area sources emissions. Area source emissions arise from consumer product usage, heaters that consume natural gas, gasoline-powered landscape equipment, gasoline service station, and architectural coatings (painting). Mobile source emissions from motor vehicles are the largest single long-term source of air pollutants from the operation of the project, and generally consist of emissions from passenger vehicles.

The operational emissions were estimated using the California Emissions Estimator Model Version 2016.3.2 (CalEEMod), which was released October 2, 2013. RK utilized the defaults with the exception to Title 24 energy efficiency. RK increased the energy efficiency by 25% due to the fact that 2013 Title 24 Residential Standards are approximately 25% more efficient than 2010 standards.

Table 26 shows the project's overall operational emissions would be 1,402 metric tons CO₂ per year. The project's emissions were compared to the screening SCAQMD draft threshold of 3,000 metric tons CO₂e per year. These emissions are below the SCAQMD's screen threshold for all land uses of 3,000 metric tons of CO₂e per year. Therefore, the impact is less than significant.

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

**Table 26
Operational Greenhouse Gas Emissions**

Emission Source	GHG Emissions (MTCO ₂ e) ¹
Mobile Source	828.14
Energy Source	336.72
Area Source	18.89
Water	36.93
Waste	43.09
Construction (30-year average)	38.18
Total Annual Emissions	1,190.09
SCAQMD Tier 3 Screening Threshold ²	3,000
Exceed Tier 3 Threshold?	No

Motor Vehicle Emissions: Estimates of motor vehicle emissions require information on four parameters: trip generation, mix of vehicles accessing the Project (i.e., car versus type of truck), length of each trip made by each type of vehicle, and emission factor (quantity of emission for each mile traveled or time spent idling by each vehicle). Each of these parameters is discussed below.

The percentages of home-work, home-shop, and home-other trips are from CalEEMod defaults. The trip generation rates incorporated into CalEEMod are from ITE 9th Edition Manual and are shown in Table 12.

**Table 12
Trip Generation Rates**

Land Use	ITE Code	Units ¹	Daily Trip Rate ²		
			Weekday	Saturday	Sunday
Single Family Residential	210	DU	9.44	9.54	8.55

Trip lengths were based on the default values and ratios. Vehicle trip assumptions are shown in Table 9 The vehicle mix in CalEEMod is based on default values and is shown in Table 13.

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

Table 13
Operational Vehicle Trip Assumptions¹

Land Use	Non-Residential Trips ²								
	Trip Length (miles)			Trip Percent (%)			Trip Type (%)		
	H-W	H-S	H-O	H-W	H-S	H-O	Prim.	Divert	Pass-By
Single Family Residential	14.7	5.9	8.7	40.2	19.2	40.6	86	11	3

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

b) 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"/>
c) 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"/>
d) 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"/>
e) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. 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.

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

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 residential uses do not engage in activities with risk of upset. Impacts will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No Impacts will occur.

d). The project is not located within a one-quarter mile of an existing school and in result, will not emit hazardous emissions or handle hazardous or acutely hazardous materials near a school. The impact will be less than significant.

e). The project site is not located on a site which is included on a list of hazardous materials sites as compiled pursuant to Government Code 65962.2 and as a result, it would not create a significant hazard to the public or the environment. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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"/>
e) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a), b), c), and d) 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 Airport Land Use Commission staff reviewed County of Riverside Case No. TR37134 (Tentative Tract Map), a proposal to divide an 18.36-acre area consisting of the above-referenced parcels located southerly of Central Avenue, northwesterly of Porter Street, and easterly of Palomar Road in the unincorporated community of Lakeview/Nuevo into 73 single-family residential lots.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). Given the project site elevation of 1,448 feet AMSL and the proposed maximum building height of 40 feet, structures here would not exceed the elevation of that runway. The site is actually closer to Perris Valley Airport (19,281 feet). The elevation of the runway at Perris Valley Airport is 1413 feet AMSL. At a distance of 19,281 feet from that runway to the project, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with a top of roof exceeding 1,605 feet AMSL. As the maximum top point elevation at this site would be 1488 feet AMSL, review by the FAA OES was not required. The Airport Land Use Commission had a public hearing on November 3, 2016, and found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The proposed Project would have no effect on air transport activities or their flight paths. Therefore, there will be no impacts in this regard.

The Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,642 feet AMSL. The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1,488 feet AMSL). At a distance of approximately 15,440 feet from the runway to the closest parcel within the site. The site's elevation is 1,516 feet AMSL and the proposed building height is 26 feet, for top point of elevation of 1,542 feet AMSL. Therefore, review of the proposed permanent structures by the FAA Obstruction Evaluation Service is not required because the project does not exceed their height requirement of 30 feet. The proposed project is 26 feet at the highest point of the structure. The Airport Land Use Commission had a public hearing on November 3, 2016, and found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The proposed Project would have no effect on air transport activities or their flight paths. Therefore, there will be less than significant impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

b) 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). As indicated in the Lakeview/Nuevo Area Plan, the highest danger of wildfires can be found in the most rugged terrain, especially in the Lakeview Mountains. Methods to address this hazard include avoidance of building in high-risk areas, creating setbacks that buffer development from hazard area, maintaining brush clearance to reduce potential fuel, establishing low-fuel landscaping, and utilizing fire-resistant building techniques. The proposed Nuevo Meadows development is not located in steep or rugged terrain, and is not susceptible to wildfires as are other sites in the Area Plan.

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
HYDROLOGY AND WATER QUALITY Would the project				
26. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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"/>
e) 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"/>
f) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) 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 prepared by United Engineering Group

Findings of Fact:

a) According to the project specific Flood Hazard Report, a large portion of the project site is located within site falls within Zone X. Zone X is defined as "Areas determined to be outside of the 0.2% annual chance floodplain." The site is undeveloped but has been disturbed. There are no existing concentrations of storm runoff (or observed washes) other than the outlet of the Porter Street Runoff. That runoff has created a vegetated area that spreads the flows back to sheet flow before continuing northwesterly. The site drains from southeast to northwest to a low point at the northwestern property line before continuing westerly in the roadside ditch or Central Avenue road section.

The primary contributing area is east of the subject property. There are two main concentration points for offsite flow. The first is a regional flow that originates well east of the site running out of the hills. There is an existing isolated pipe that outlets along the east side of Menifee, the "Nuevo – Slumpstone

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

Street Storm Drain Line A". This outlet combined with the regional runoff concentrates at the intersection of Menifee and Central.

As identified in the approved Nuevo Meadows Drainage Report, TTM 36635, 263 cfs continues westerly down the Central Avenue road section and the roadside channel. The runoff from this area has been analyzed using the Rationale method for peak runoff. A 10 year peak of 150 cfs and a 100 year peak of 263 cfs will need to be accommodated at the northeastern edge of the subject property.

There is another concentration of offsite runoff that enters the subject site at a designed low point in Porter Street, near the southern tip of the subject site. This flow originates within the subdivision to the east. As it exists now, during peak events, runoff is not contained within the road section of Porter and crests the crown and sheet flows into the subject site. The runoff from this area has been analyzed using the Rationale method for peak runoff. A 10 year peak of 24 cfs and a 100 year peak of 41 cfs will need to be accommodated along the eastern edge of the subject property. The project will have no impact.

b- d) Regional offsite flow from the east will be collected at the new construction of the intersection of Central Avenue and Menifee Road. The extension of Porter will be eliminated, and the area can be used to control and accept the runoff that floods that intersection. From there the offsite runoff of 263 cfs will be routed westerly along the south side of Central within a 20' wide concrete trapezoidal channel. Depth of the channel will be 5', with 1.5:1 side slopes. There will be a 20' access easement and road along the south side of channel for maintenance and inspections. The trapezoidal channel will continue westerly until transitioning to a vertical side concrete channel in order to achieve sufficient depth at the western edge for the box culverts to go under Central Avenue. The vertical side channel will be roughly 7.7' deep at the culvert inlet. The two 4' x 8' box culverts will carry the flow under Central to the north side of the road. This realignment is due to the existing homes along the south side of Central. A channel cannot continue along that path without impacting existing buildings.

From the outlet along the north side of Central an earthen channel will convey the flows westerly into the San Jacinto River. The offsite channel is proposed to be a 46' wide channel, 4:1 side slopes, 14' bottom width, and depth of 4'. An access road and easement of 20' along the north side of the channel take the overall drainage easement width to 70' (with a 4' buffer from the ROW on the south side). If an additional access road is needed along the south side (and the street can't be used) then the section would grow to 86'.

Storm drain inlet and pipe will be installed to convey flow to a separate basin area. As mentioned in the existing condition section, the offsite flow originating east of the site is not completely controlled by Porter Street. To protect the proposed homes along the north side of Porter Street, two inlets are to be placed near the intersection of Penasco and Porter. These inlets will intercept the runoff and convey it through a storm drain to the basin area.

This will reduce the flow that gets to the existing low point in Porter, and eliminate the overtopping of the crown. Preliminary storm drain sizing indicates a 30" RCP storm drain will be sufficient to carry the offsite flows, and the onsite flows post treatment and detention. The Rationale Method was used to calculate the peak runoff for these areas. The expected flow for the "Regional Offsite" are a 10 year peak of 300 cfs and a 100 year peak of 526 cfs. The expected flow for the "Local Offsite" 10 year peak of 24 cfs and a 100 year peak of 41 cfs. The basin will be sized to allow for vegetation to establish and to retain the increased runoff from the 7 lots that front Porter (6,894 cf - 10 yr -24hr). It will overtop and

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

flow into the proposed concrete channel along the south side of Central. For the local offsite, the existing low point in Porter will be maintained. The impact will be less than significant.

e). As indicated on the Flood Control District Flood Hazard Report, the project site is located within the 100-year Zone A flood plain limits of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The project site will be re-graded to be out of the flood plain. The impact is considered less than significant.

f) The project site is located only 0.2% within the limits of an existing flood plain. The proposed project site will be re-graded to keep buildable pads out of the flood plain and in result, the structures will not impede or redirect water flows. The impact will be considered less than significant.

g). Project construction has the potential to result in sources of polluted runoff from activities such as clearing and grading, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing which could have impacts on surface water quality. Construction of projects associated with the proposed Project would involve various types of equipment such as dozers, scrapers, backhoes, other earthmoving equipment, dump trucks, cranes, trucks, concrete mixers, and generators. Pollutants associated with these construction activities that could result in water quality impacts include sediment, trash, and oils. However, potential water quality impacts related to construction of the proposed Project are limited as a result of the nature of the proposed land uses and established regulatory mechanisms which govern the construction phase of the Project.

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

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

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

j)The soil types for this property are B per the Riverside County Flood Control Manual. The proposed treatment control BMP's for the project will be infiltration basins. The three basins are designed to provide treatment of the total 82,949 cf of runoff, which is the flow for the entire project. Thus, there are new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) which could result in significant environmental effects such as increased vectors or odors. The project proposes to use infiltration basins for treatment and mitigation of increased runoff of storm water. The Project site

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

includes three water quality basins which has been designed to drain within a period not to exceed 24 hours. Thus, there are new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) which could result in significant environmental effects such as increased vectors or odors. The project is required to protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". Through adhering to Conditions of Approval (15. TRANS), the project will have a less than significant impact. The project will be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

27. 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"/>
b) 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"/>
c) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in the amount of surface water in any water body?	<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. Preliminary Drainage Report (United Engineering Group on August 16, 2018)

Findings of Fact:

a-b) The site consists of 18.4 gross acres of vacant land. The site drains southeast to northwest with varying terrain at an approximate slope of 2 percent. The project is surrounded by a mix of existing development and open parcels. There are large single family lots on the North and West. Smaller developed subdivision type lots (7,000 sf on average) border the site on the south east. Northwest and northeast of the site there are undeveloped, but actively farmed open parcels.

According to the project specific Flood Hazard Report, a large portion of the project site is located within Zone X. Zone X is defined as "Areas determined to be outside of the 0.2% annual chance floodplain."

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

The site is undeveloped but has been disturbed. There are no existing concentrations of storm runoff (or observed washes) other than the outlet of the Porter Street Runoff. That runoff has created a vegetated area that spreads the flows back to sheet flow before continuing northwesterly. The site drains from southeast to northwest to a low point at the northwestern property line before continuing westerly in the roadside ditch or Central Avenue road section.

The primary contributing area is east of the subject property. There are two main concentration points for offsite flow. The first is a regional flow that originates well east of the site running out of the hills. There is an existing isolated pipe that outlets along the east side of Menifee, the "Nuevo – Slumpstone Street Storm Drain Line A". This outlet combined with the regional runoff concentrates at the intersection of Menifee and Central.

There is another concentration of offsite runoff that enters the subject site at a designed low point in Porter Street, near the southern tip of the subject site. This flow originates within the subdivision to the east. As it exists now, during peak events, runoff is not contained within the road section of Porter and crests the crown and sheet flows into the subject site. The runoff from this area has been analyzed using the Rationale method for peak runoff. A 10 year peak of 24 cfs and a 100 year peak of 41 cfs will need to be accommodated along the eastern edge of the subject property. The impact will be less than significant.

The Synthetic Unit Hydrograph method was used to develop and analyze the proposed conditions. The T-year design event was analyzed for the 1, 3, 6, and 24 hr 2, 5, and 10 year events for the proposed conditions.

TRIADA EXISTING								
	Storm Duration							
	1 hour		3 hour		6 hour		24 hour	
Frequency	Q Peak	Volume	Q Peak	Volume	Q Peak	Volume	Q Peak	Volume
2 year	9.4	7813	1.0	4007	1.2	6850	0.4	10686
5 year	15.6	13397	3.7	8110	3.8	11219	0.5	14440
10 year	24.1	26032	10.5	19761	10.2	24296	0.7	17281

The proposed method of handling the increased runoff is to use infiltration basins. The total required volume is estimated to be the difference between the 10-yr 24 hr pre and post development runoff, or 82,949 cf. at time of final design detailed basin design, outlet design, and routing calculations will be required to confirm moderation of post development runoff.

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

TRIADA PROPOSED	Storm Duration							
	1 hour		3 hour		6 hour		24 hour	
	Q Peak	Volume	Q Peak	Volume	Q Peak	Volume	Q Peak	Volume
2 year	13.7	19295	5.8	23242	6.5	38737	2.3	61981
5 year	20.6	27884	8.8	34348	9.2	52662	3.2	83757
10 year	27.7	36576	13.9	46012	13.7	66181	3.8	100230

The project proposes to use infiltration basins for treatment and mitigation of increased runoff of storm water. The project proposes three basins. One main basin, Basin C, and two smaller basins, Basins A and B. There is also need for Basin B to reestablish a vegetated area as mitigation for lost area near Porter. Basin A will provide a minimum volume of 5,446 cf, Basin B will provide a minimum of 6,894 cf, and Basin C will provide a minimum of 70,809 cf, for a total of 82,949 cf or 1.9 ac-ft. The smaller basins, Basins A and B, are necessary for isolated sections of lots that will front Porter Street and because of existing road grades must be handled independently.

c) Perris Dam is located approximately four (4.2) miles to the north of the project site. The grading plan for this development proposes to import fill in order to elevate the site above the water surface elevation for the floodplain. Therefore, the impact will be considered less than significant.

d).The closest water body to the Project site is the San Jacinto River, located directly north of the Project site. Storm water from the proposed Project will discharge into the San Jacinto River via the County's storm drain/flood control system. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

28. Land Use

b) Result in a substantial alteration of the present or planned land use of an area?

c) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

Findings of Fact:

a) The project proposes amending the projects site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units Per Acre) on two parcels totaling 18.39 gross acres. Located to the southeast of the project site are previously approved tentative tract map

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

subdivisions and directly to the east of the project site is an approved Specific Plan for the establishment of approximately 114 mobile home residential units. In addition, located to the immediate east of the project site are existing scattered single family residential dwellings. Although the project site is transitioning from rural residential to a medium density residential, the project will not result in a substantial alteration of the present or planned land use of an area and the impact will be less than significant.

b). The project will not affect land uses within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within vicinity to the City of Perris Sphere of Influence. The project complies with applicable land use designations within close vicinity to the project site. Located to the south, southeast, and northeast of the site are a land use designation of Medium Density Residential (MDR) which allows 2-5 du/ac. The project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project proposes amending the projects site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units Per Acre) on two parcels totaling 18.39 gross acres. The project proposes to change the site's zoning classification from Residential Agricultural (R-A) to Planned Residential (R-4). The R-4 zoning classification requires a minimum lot size of 3,500 square feet and a minimum lot width of 40 feet and a minimum lot length of 80 feet. As illustrated on the tentative tract map exhibit, the minimum residential lot size will be approximately 5,000 square feet, the minimum residential lot length is 80 feet and width 40 square feet. The proposed project as designed and conditioned is consistent with the proposed zoning classification of Planned Residential (R-4). The impact will be less than significant.

b)The project site is surrounded by properties which are zoned Rural Residential (R-R) to the west, south, and north, and Residential Agriculture (R-A) and Mobile Home Subdivisions & Mobile Home Parks (R-T) to the immediate east. Although the proposed zoning classification of R-4 allows for a

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

smaller lot size than the existing surrounding zoning classifications, the project will be designed and conditioned to be consistent with the existing surrounding residential developments. Though the proposed residential lots are lesser in size than the existing neighboring lots to the north and west, the neighboring Specific Plan No.114 with 80 lots to the southeast is zoned Mobile Home Subdivisions & Mobile Home Parks (R-T) with a maximum lot size of 7,200 and a minimum lot size of 3,600. The applicant has proposed a trail as a buffer between larger lots to the north near Central Avenue and open space between the larger lots to the west. The project as designed will be compatible with both the existing zoning classifications and planned land uses along the project site. The project will have a less than significant impact.

d) The project site has a current Land Use Designation from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) and the project is proposing the Land Use Designation of Community Development: Medium Density Residential (CD: MDR) and allows for 2 to 5 dwelling units per acre. As illustrated on the proposed tentative tract map exhibit, the project proposes 3.89 dwelling units per acre which is within the allowable density of the Medium Density Residential (CD: MDR) land use designation. Further, the proposed project will be consistent with all other general plan requirements and policies. The project will be less than significant.

e) The project site is currently vacant and surrounded by single family residential dwellings on large lots to the west and north. Located to the south there is vacant property and higher density residential properties. The trail located along Central Avenue will also assist in creating a transitional buffer from the existing neighboring and proposed lots. Overall, the project will not disrupt or divide the physical arrangement of an established community. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
30. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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"/>
c) 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"/>
d) 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"/>
e) 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) According to Figure OS-5 *Mineral Resources* of the Riverside County General Plan, the project site is categorized as MRZ-3, areas where the available geologic information indicates that the mineral deposits are likely to exist; however, the significance of the deposit is undetermined. There are no mining operations within the vicinity of the project site. In addition, the land uses in the vicinity are

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

residential and vacant property located to the north, east, west, and south. The project includes no component that would result in mining operation or use of any existing or abandoned mines. The project will have no impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be 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

b) 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

c) 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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The proposed project is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and in result, required review from the Airport Land Use Commission (ALUC). Upon completion of ALUC review, it was determined that the project was consistent with the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and was condition for approval by ALUC. In addition, through the use of GIS, Planning staff determined that the project site is located (12.4) miles southwest of the March Air Reserve Base and the project site is located 3.6 miles northeast of the Perris Valley Airport. The project site is not located within two miles of a public airport or private airstrip and will not expose people residing or working in the project area to excessive noise levels. The impact will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

32. Railroad Noise

NA A B C D

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

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

Findings of Fact:

The Project does not propose the construction of new or modification of existing rail lines and is not located within the vicinity of a rail line. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not directly adjacent to any Highway. There will be no significant impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

34. Noise Effects on or by the Project

b) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

c) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

d) 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?

e) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials, RK ENGINEERING GROUP, INC, June 16, 2016.

Findings of Fact:

a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

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

b) The project proposes to develop 73 single-family detached residential dwelling units. The primary source of traffic noise will come from Central Avenue and Menifee Road. The construction noise analysis utilizes the Federal Highway Administration (FHWA) Roadway Construction Noise Model, together with several key construction parameters. Key inputs include distance to the sensitive receiver, equipment usage, % usage factor (= % full throttle) and baseline parameters for the project site. This study evaluates the potential exterior noise impacts. For purposes of the project, the project was analyzed based on the different construction phases. Construction noise will be loudest during the grading, concrete, and building phases of construction.

TABLE 3
Future First Floor Interior Noise Impacts (dBA CNEL)

Lot	Noise Impacts at First Floor Building Façade	Interior Noise Reduction Required to Meet Interior Noise Standard of 45 dBA CNEL	First Floor Interior Noise Level with Standard California Construction Windows (STC ≥ 25)	
			"Windows Open" ¹	"Windows Closed" ²
34	63.7	18.7	51.7	43.7
51	66.0	21.0	54.0	46.0
72	60.2	15.2	48.2	40.2

The following assumptions relevant to short term construction noise impacts were used:

- It is anticipated that construction will occur over an approximate 1-year time period. Construction noise is expected to be the loudest during the grading, concrete, and building phases.
- Vibration impact is not anticipated because the project does not call for pile driving equipment.

Table 2 indicates the estimated exterior noise levels at the building façades of specific lots. The noise level will be approximately 69.4 to 66.0 dBA CNEL without the standard conditions of approval and 60.2 to 63.7 dBA CNEL with the standard conditions of approval. To reduce the exterior level to 65 dBA CNEL or less, 6-foot noise barriers are required for Lots 34, 35, and 72. Table 3 indicates the estimated exterior noise levels at the buildings facades at the first floor and when the windows are open and closed.

TABLE 2
Future First Floor Exterior Noise Levels (dBA CNEL)¹

Lot	Exterior Façade (Ground Level) Study Locations	Distance from Centerline (ft)	Unmitigated Exterior Noise Impacts			Noise Barrier Minimum Height (in feet) ²	Final Projected Exterior Noise Level
			Menifee Road	Central Avenue	Palomar Road		
34	1st Floor Façade	275	69.4	--	--	6.0	63.7
51	1st Floor Façade	60	--	--	66.0	0.0	66.0
72	1st Floor Façade	170	--	66.5	--	6.0	60.2

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

c) The County of Riverside has established limits to the hours of operation regarding construction. Noise Element Policy, N.13.3, of the County's Noise Regulation, 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. The applicant will follow the Policy of the General Plan Noise Element.

The County of Riverside General Plan Noise Element specifies the maximum noise levels allowable for new developments impacted by transportation noise sources such as arterial roads, freeways, airports, and railroads. For noise sensitive residential uses the exterior noise levels shall not exceed 65 dBA CNEL. In addition, the County requires that residential developments achieve an indoor noise standard of 45 dBA CNEL with windows closed consistent with the California Building Code requirements. The proposed project will not expose people to noise levels in excess of the standards established in the General Plan or Municipal Code.

Traffic noise from vehicular traffic was projected using a version of the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108). The FHWA model arrives at the predicted noise level through a series of adjustments to the key input parameters. Local roadway traffic data, traffic volumes, and percentages were obtained through the County of Riverside General Plan Level of Service (LOS) C buildout traffic volumes. RK projected the traffic noise levels to the nearest building facades of the project site (lots directly adjacent to subject roadways). The noise model assumes a flat topography condition (which is a worst-case scenario). Traffic noise levels were projected to the first and second floor for all residential areas. The building facades vary in horizontal distance 4-2 from the centerline of the analyzed roadway.

TABLE 1
Roadway Parameters and Vehicle Distribution

Roadway	Classification	Lanes	LOS C Capacity ADT ¹	Speed (MPH)	Site Conditions
Menifee Road	Urban Arterial	4	28,700	40	Hard
Central Avenue	Secondary	4	20,700	40	Hard
Palomar Road	Secondary	4	20,700	40	Hard

Operation of the proposed Project will not produce substantial levels of noise as the residential units are not noise-generating equipment. Therefore, operational noise will be less than significant. Regarding the Project's construction noise, according to Section 2 of Ordinance No. 847, noise emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling, such as the proposed Project, is exempt from Ordinance No. 847's noise standards provided that 1) construction does not occur between the hours of 6:00 PM – 6:00 AM during the months of June through September, or between the hours of 6:00 PM – 7:00 AM during the months of October through May. Therefore, adherence of Riverside County Ordinance No. 847 will ensure that impacts to construction noise will be less than significant.

d) Per the FTA's vibration threshold for sensitive buildings, residences, and institutional land uses under conditions where there are an infrequent number of events per day. The applicable threshold for this project is 80 vibration decibels (VdB) at residences (FTA, 2006). Any "excessive" groundborne

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

vibration that would occur from the project would be generated during project construction. Equipment used during construction of the proposed project that would generate the highest levels of vibration include the following:

- Large bulldozer: vibration level of 87 at 25 feet
- Small bulldozer: vibration level of 58 at 25 feet
- Loaded truck: vibration level of 86 at 25 feet
- Jackhammer: vibration level of 79 at 25 feet

The closest construction activity to the existing residences is excavation between the project and the existing residences to the north, which is a distance of approximately 25 feet. Mitigation Measure NOI-2 has been included to require that excavation within 50 feet of existing residential uses be done with smaller excavators and not heavy dozers. Therefore, less than significant impacts are anticipated from the operation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is currently vacant. The project proposes to construct a 73-lot residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project proposes to construct a 73-lot residential subdivision. The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

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

c) As mentioned in above in Subsection A, the project site is currently vacant. The project proposes to construct a 73-lot residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have no significant 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 73 dwelling units and generate a total of approximately 243 persons. It is unlikely that the Project could create off-site population growth because the Project site abuts existing medium density residential development to the southwest. All lands surrounding the Project site are planned by the Riverside County General Plan for development with residential uses at various densities, and it is unlikely that development of the Project site with residential uses would induce these nearby properties to be developed in accordance with their existing General Plan land use designations because there are no regional improvements proposed by the Project that would remove obstacles to development, such as the construction of a regional sewer line. Accordingly, the Project's impacts associated with population inducement would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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 potential significant effects will be moderated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

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

Findings of Fact:

The proposed 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 measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Nuevo and Perris Unified School District correspondence, GIS database

Findings of Fact:

The closest public school within close vicinity is Sky View Elementary which is located approximately 2.3 miles to the northwest of the project site. In addition to the existing elementary school, there is multiple high schools located a minimum of 2.5 miles from the project site. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The closest public library within close vicinity is the Perris library which is located approximately 3 miles to the west of the project site. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library 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 measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

b) 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?

c) 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?

d) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a). The project will include recreational facilities and will not involve the expansion of recreational facilities which might have an adverse physical effect on the environment. As illustrated on the proposed tract map and Design Manual, there will be recreational trails and open space within the proposed development. The recreational trail consist of heavy vegetation along a meandering sidewalk. This trails will be located along Central Avenue which is located at north portion of the site. The project will have no impacts.

b). In total, the project contains 2.73 acres of open space and trails recreational facility, which will be provided within the project scope. In result, the project will not include the use of existing neighborhood or Regional Park or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The proposed open space intended for recreation may not meet the County standard of five (5) acres per 1,000 residents. As presented, the proposed project would have

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

approximately 234 residents (3.21 residents x 73 units) which would require 1.25 acres of dedicated recreation space. The impact will be less than significant.

c). The project is not located within an existing County Parks and Recreation District but is located within the Lakeview/Nuevo/Romoland County Service Area (CSA) No. 146. This particular County Service Area which offers library and street lighting services. With not being within an existing Parks and Recreation District, the project site does not fall within an existing Parks and Recreation Plan. The impact will be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

42. Recreational Trails

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

Findings of Fact:

Condition of Approval (COA) 50.PARKS.3, requires that prior to map recordation, the applicant shall offer a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District for review and approval for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District, or Community Service Area CSA 146 for trails purposes. Said dedication will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the Districts maintained trail system. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

b) 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?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) 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"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) 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 seventy-three (73) 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 73 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 73 vehicle trips during the peak hours. Furthermore, based upon the County's Traffic Impact Analysis Preparation Guide, single family residential tracts of less than 100 lots are typically exempt from having to perform a traffic impact analysis. Regardless, while an impact analysis was not completed, given the existing infrastructure already in place, the small number of additional peak trips that will be added to the circulation, and the required payment of development impact fees. Therefore, this project does not meet the threshold with the Riverside County Transportation Department to require a Traffic Study.

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first. Impacts are anticipated to be less than significant.

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

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.

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 73 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 measures are required

Monitoring: No monitoring measures are required

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

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

According to the Lakeview/ Nuevo Area Plan, the Project site is not located near any bike trails. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

b) 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?

c) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The applicant provided a water will-serve letter to the Environmental Health Department and will connect to the public sewer system. The impacts are considered less than significant.

b) EMWD will provide water and sewer service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. The impacts are considered less than significant

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

b) 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?

c) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

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

a-b) The proposed project is for the subdivision of an 18.39 acre site into 73 residential parcels. Development of the project site is not proposed at this time; however, the subdivision could ultimately lead to development of 73 single-family residences. A soils percolation report submitted to the Environmental Health Department has determined that the on-site wastewater treatment system proposed for the 73 parcels and 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. Conditions of approval will ensure that any impacts associated with this new on-site disposal system will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

c) 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-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. 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 measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

g) Other governmental services?

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

Source: Staff review, Project Application Materials

Findings of Fact:

a-b) Electricity and gas service will be provided by Southern California Edison. The project will not require the expansion or construction of new power or natural gas facilities, thus causing significant environmental effects. No impacts will occur.

c) Telephone service will be provided by Verizon and cable service will be provided by Time Warner. The project will not require the construction of new communication systems, thus causing significant environmental effects. No impacts will occur.

d) 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. The site is not located within a flood hazard zone. Therefore, the proposed Project would have a less than cumulatively considerable impact related to hydrology

e) According to COA 50.TRANS.6, a separate street lighting plan is required for this project. The street lighting plan will be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found within Ordinance No. 461. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. No impacts will occur.

f) The project site is located in the Lakeview/Nuevo Area. An Infrastructure Phase Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. The project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection (90.TRANS.4). In addition, the project shall be required to 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.1). The Conditions of Approval are not considered unique mitigation under CEQA and in result, the impact will be less than significant.

g) No governmental services are expected to be required for the project, there no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

a) 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 measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 – 50 of this Environmental Assessment Initial Study. As illustrated in the EA the project will not have any impacts that cannot be reduced to less than significant with appropriate and conditions of approval. Therefore, no cumulative impacts are anticipated to occur. The proposed project of a Schedule "A" subdivision of 18.39 gross acres into 73 single family residential lots. The impact 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
--------------------------------	--	------------------------------	-----------

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

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



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



Juan C. Perez
Agency Director

01/08/19, 8:04 am

TR37134

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR37134. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

A proposal to change the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units Per Acre). A Change of Zone from Residential Agricultural (R-A) to Planned Residential (R-4). A Schedule 'A' subdivision to divide two existing vacant lots composed of 18.36 acres into 73 single family residential lots.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. 3rd & 5th District Design Guidelines 2. County Wide Design Guidelines and Standards 4. County Design Guidelines • Lakeview Nuevo (Adopted 8/1/2006)

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP and EXHIBITS

Tentative Map, Amended No. 37134, Amended No. 3, dated March 16, 2018. Exhibit D (Design Manual), Amended No. 3, dated March 16, 2018. Exhibit G (Conceptual Grading Plan), Amended No. 3, dated February 14, 2018. Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 3, dated March 16, 2018.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act • Migratory Bird Treaty Act (MBTA) 2. Compliance with applicable State Regulations, including, but not limited to: • The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66020 (90 Days to Protest) • Government Code Section 66499.37 (Hold Harmless) • State Subdivision Map Act • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA) 3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based} • Ord. No. 460 (Division of Land) • Ord. No. 461 (Road Improvement Standards) • Ord. No. 655 (Regulating Light Pollution) • Ord. No. 671 (Consolidated Fees) • Ord. No. 679 (Directional Signs for Subdivisions) • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 859 (Water Efficient Landscape Requirements) • Ord. No. 915 (Regulating Outdoor Lighting) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 0010-E Health-USE - NOISE STUDY

Noise Consultant: RK Engineering Group 4000 Westerly Place, Suite 280 Newport Beach, CA 92660

Noise Study: "Tract 37134 (Triada), Single Family Residential Project, Noise Impact Study, Riverside County, California," June 16, 2016 (RK11763) Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR37134 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 22, 2016 c/o Steve Uhlman. For further information, please contact the Industrial Hygiene Program at (951)

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE - NOISE STUDY (cont.)
955-8980.

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

TR37134 is proposing potable water service from Nuevo Water Company and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies. 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.

Fire

Fire. 1 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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.

Fire. 2 0010-Fire-MAP-#15-POTENTIAL FIRE FLOW

The water mains shall be capable of providing the required fire flow of 500 GPM from any one hydrant for 1-hour duration at 20 PSI residual operating pressure.

Fire. 3 0010-Fire-MAP*-#52-COM/RES HYDRANT

Approved fire hydrants shall be located not more than 600 feet in any direction from any portion of the exterior wall of a structure.

Flood

Flood. 1 Flood Hazard Report

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Tract Map (TR) 37134 is a proposal for a Schedule "A" subdivision of 18.36 acres for residential use in the Lakeview/Nuevo area. The site is located on the southwest corner of the Menifee Road and Central Avenue intersection. Porter Road bounds the site to the south and Palomar Road bounds it to the west. This project is being processed concurrently with Change of Zone 7919, which is a proposal to change the current land-use zoning of Residential Agriculture (R-A) to Planned Residential (R-4). The project site does not lie within an Area Drainage Plan.

The topography of the area is a mild northwesterly sloping terrain. The existing residential developments located south/southeast of the project site provide some protection from storm runoff coming off the low lying hills located east of the project site. Even with this minor amount of protection, a tributary drainage area of approximately 610 acres impacts the northeast corner of the site near the intersection of Porter Street, Central Avenue and Menifee Road. The debris production from the hills could be high and should be considered in any hydrological analysis.

Tract 22964 is located on the east side of Menifee Road and constructed the Slumpstone Street Storm Drain (Project No. 4-0-00325), which is a District maintained facility. This facility collects storm runoff from a drainage area along Tract 22964's easterly boundary, conveys flows through the tract and discharges flows from an 84-inch RCP into an outlet box maintenance structure located on the east side of Menifee Street approximately 800-feet south of Central Avenue. Low flows from the Slumpstone Street Storm Drain are then conveyed northerly to the southeast corner of Central Avenue and Menifee Road in a 24-inch RCP "bleeder". During periods of heavy stormwater runoff, storm flows spill out of this "bleeder" structure and proceed overland toward the intersection of Menifee Road and Central Avenue where a culvert conveys the storm flows west under Menifee Road and along the projects northern boundary (south side of Central Avenue).

Several existing single family residential homes are located along Central Avenue. In order to protect these existing homes from flood damage, it may be necessary to mitigate for increased runoff and/or discharge flows from this development on the west side of Pico Avenue (approximately 1,400 feet west of the project site). In addition it may also be necessary to discharge the tributary offsite flows to the west side of Pico Avenue. The challenge would be to design an outlet for the facility that would safely discharge storm flows to the west to an adequate outlet (San Jacinto River) and not adversely impact the downstream property owner(s).

Other offsite stormwater tributary to the project site includes runoff generated from TR 4437 directly to the south (south of Porter Street). The runoff is discharged onto the project site approximately 400-feet from the southwest corner of the project. This offsite flow will need to be conveyed through the project. It is recommended to keep this offsite runoff separate from onsite runoff.

This subdivision is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)
the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

Any questions pertaining to this project can be directed to Michael Venable at 951.955.1248.

Planning

Planning. 1 0010-Planning-MAP - ALUC DEV STANDARDS

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 review of this Tentative Tract Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Lakeview/Nuevo Area Plan:

(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 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. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The landowner shall provide the attached notice to all potential purchasers of the proposed Jots and to any tenants/lessees of the home(s) thereon.

Planning. 2 0010-Planning-MAP - DESIGN GUIDELINES

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

Planning. 3 0010-Planning-MAP - FEES FOR REVIEW

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - FEES FOR REVIEW (cont.)

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.

Planning. 4

0010-Planning-MAP - GEO02514 ACCEPTED

County Geologic Report GEO No. 2514, submitted for the project (TR37134/APNs 309-060-001 and -004), was prepared by Alta California Geotechnical, Inc. The report is titled; "Preliminary Geotechnical Investigation, Proposed Residential Development, APN: 309060001 and 309060004, Nuevo Area, Unincorporated Riverside County, California," dated December 16, 2016. In addition, the following document has been submitted for the project: "Response to County of Riverside Review Comments, Preliminary Geotechnical Investigation, Proposed Residential Development, APN 309060001 and 309060004, Nuevo Area, Unincorporated, Riverside County, California," dated September 19, 2016. This document is hereby incorporated into GEO02514. GEO No. 2514 concluded: 1.The potential for surface rupture at the site may be considered remote. 2.Upon implementation of the remedial grading recommendations, the effects of subsidence on the development are considered to be negligible. 3.Due to the in-place density of the old alluvial fan deposits, the shallow depth of bedrock combined with the deep depth to groundwater, it is our opinion that the potential for liquefaction to occur onsite is very low based on existing conditions. 4.Based on the relatively fine-grained nature and/or in-situ density of the onsite soils, the potential for dry sand settlement to occur onsite is considered minimal. GEO No. 2514 recommended: 1.Vegetation, construction debris, manure, and other deleterious materials are unsuitable as structural fill material and should be disposed of off-site prior to commencing grading/construction. 2.Per the County of Riverside requirements, removal bottoms should be tested to determine that the exposed soils have a relative compaction of 85% of the laboratory maximum density. 3.The removal bottom should be observed by the Project Geotechnical Consultant to make a final determination that suitable soils have been exposed. 4.Both observation and tests must be accomplished to determine that suitable bottoms have been exposed. This update to GEO No. 2514 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2514 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - GEO02514 ACCEPTED (cont.)
parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 5 0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are found on this site, 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment. Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)
completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. 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.

Planning. 6 0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)

procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 13

0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

a. Lots created by this map shall conform to the design standards of the R-4 zone. b. The front yard setback is 20 feet. c. The side yard setback is 5 feet. d. The street side yard setback is 10 feet. e. The rear yard setback is 5 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 0010-Planning-MAP- REQUIRED MINOR PLANS (cont.)

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.

Planning. 17 0010-Planning-MAP-NOTICE OF AIRPORT VICINITY

The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.

Planning. 18 0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

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.

Planning. 19 0020-Planning-MAP- EXPIRATION DATE

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 0040-Planning-MAP - CONCEPTUAL PHASE GRADING

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.

Planning. 21 0040-Planning-MAP - LOT ACCESS/UNIT PLANS

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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.

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)
its Office of County Counsel.

Planning-All. 3 0010-Planning-All-MAP- DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 37134 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 37134, Amended No. 3, dated March 16, 2018.

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

Transportation

Transportation. 1 0015 – Transportation – USE – Landscape Requirement

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

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 COUNTY WEB SITE (cont.)

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.

Transportation. 3 DRAINAGE 1

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

Transportation. 4 DRAINAGE 2

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.

Transportation. 5 OFF-SITE . PHASE

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.

Transportation. 6 STD INTRO (ORD 460/461)

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS
(cont.)

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.

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE PRACTICES

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.

Plan: TR37134

Parcel: 309060004

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - SOLID WASTE SERVICE Not Satisfied

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.

050 - E Health. 2 0050-E Health-MAP - WATER & SEWER WILL SERVE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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.

Planning

050 - Planning. 1 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

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.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MAFB NOISE Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS: "This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report."

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MAP CONSTRAINT Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS: "No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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.

050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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.

050 - Planning. 7 0050-Planning-MAP - REQUIRED CHANGE OF ZONE Not Satisfied

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.

Plan: TR37134

Parcel: 309060004

50. Prior To Map Recordation

Planning

050 - Planning. 8

0050-Planning-MAP*- CC&R RES POA COM. AREA

Not Satisfied

The land divider shall (a) notify the Planning Dept that the following documents shall be shortly, or have been, submitted to County Counsel for the review and approval of that office, and (b) the land divider shall submit to County Counsel the following documents: 1. A letter identifying the project for which approval is sought referencing the Planning Dept case number(s) (a copy of this letter may be sent to the Planning Dept 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 wet signed, notarized 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(CC&R) and a scaled map or diagram of such boundaries, both signed and stamped by a CA 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 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 County Counsel for review and approval. The declaration of CC&Rs 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 Dept or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed there from absent the prior written consent of the Planning Director 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 original declaration of CC&Rs shall be forwarded by County Counsel to the Planning Dept. The Planning Dept will retain the one copy for the case file, and forward the wet signed and notarized original declaration of CC&Rs to the County Transportation Dept - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Dept - Survey Division - shall record the original declaration of CC&Rs in conjunction with the recordation of the final map.

050 - Planning. 9

0050-Planning-MAP*- OFFER OF TRAILS

Not Satisfied

An offer of dedication to the County of Riverside for fourteen to twenty foot (14'-20') wide regional trail along Central Street shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 10

0050-Planning-MAP*- REQUIRED APPLICATIONS

Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1183 and Change of Zone No. 7919 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.

Plan: TR37134

Parcel: 309060004

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - SOLID WASTE SERVICE Not Satisfied

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.

050 - E Health. 2 0050-E Health-MAP - WATER & SEWER WILL SERVE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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.

Planning

050 - Planning. 1 0050-Planning-1600 Permit Not Satisfied

A 1600 permit will be required from CDFW.

050 - Planning. 2 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

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.

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MAFB NOISE Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS: "This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report."

050 - Planning. 4 0050-Planning-MAP - ECS NOTE MAP CONSTRAINT Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS: "No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

050 - Planning. 5 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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.

050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

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

050 - Planning. 7 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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.

050 - Planning. 8 0050-Planning-MAP - REQUIRED CHANGE OF ZONE Not Satisfied

Plan: TR37134

Parcel: 309060004

50. Prior To Map Recordation

Planning

050 - Planning. 8 0050-Planning-MAP - REQUIRED CHANGE OF ZONE (cont.) Not Satisfied

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.

050 - Planning. 9 0050-Planning-MAP*- CC&R RES POA COM. AREA Not Satisfied

The land divider shall (a) notify the Planning Dept that the following documents shall be shortly, or have been, submitted to County Counsel for the review and approval of that office, and (b) the land divider shall submit to County Counsel the following documents: 1. A letter identifying the project for which approval is sought referencing the Planning Dept case number(s) (a copy of this letter may be sent to the Planning Dept 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 wet signed, notarized 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(CC&R) and a scaled map or diagram of such boundaries, both signed and stamped by a CA 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 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 County Counsel for review and approval. The declaration of CC&Rs 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 Dept or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed there from absent the prior written consent of the Planning Director 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 original declaration of CC&Rs shall be forwarded by County Counsel to the Planning Dept. The Planning Dept will retain the one copy for the case file, and forward the wet signed and notarized original declaration of CC&Rs to the County Transportation Dept - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Dept - Survey Division - shall record the original declaration of CC&Rs in conjunction with the recordation of the final map.

050 - Planning. 10 0050-Planning-MAP*- OFFER OF TRAILS Not Satisfied

An offer of dedication to the County of Riverside for a ten to fourteen (10'-14') wide regional trail along Central Avenue shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

Plan: TR37134

Parcel: 309060004

50. Prior To Map Recordation

Planning

050 - Planning. 11 0050-Planning-MAP*- REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1183 and Change of Zone No. 7919 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.

050 - Planning. 12 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied

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 gross acres. C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan. D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460. E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line. F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 13 0050-Planning-MAP*- TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide Community trail located along Center Street. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Regional Parks and Open Space

050 - Regional Parks and 0050-Regional Parks and Open Space-MAP - TRAIL Not Satisfied

Prior to map recordation, the applicant shall offer a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District for review and approval for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District, or Community Service Area CSA 146 for trails purposes. Said dedication will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the Districts maintained trail system. If the Community Service Area does not assume the maintenance of the trail system and recreational facilities, the applicant will have the HOA assume the trail/recreational facilities maintenance responsibility.

Survey

050 - Survey. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Central Avenue and so noted on the final map.

050 - Survey. 2 EASEMENT Not Satisfied

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.

Transportation

050 - Transportation. 1 0050 - LSP - LANDSCAPE COMON AREA MAINTENANCE Not Satisfied

Prior to map recordation, the project proponent shall submit Covenants, Conditions, and Restrictions (CC&R) to the

Plan: TR37134

Parcel: 309060004

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 0050 - LSP - LANDSCAPE COMON AREA MAINTENANCE Not Satisfied

Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule. Each review may take at least 5 weeks to complete. At a minimum for landscaping and maintenance, the permanent maintenance organization shall comply with the latest adopted version of Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping. CC&R's shall prohibit the use of water-intensive landscaping. The approved Landscape Maintenance Exhibit defines the Common Maintenance Areas for the project.

050 - Transportation. 2 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

NOTE:

1. Landscaping along Central Avenue, Palomar Road (Project side, between Central Avenue and Street "A") and Street "A" (along Basin "B" & Basin "C" side).
2. Street lights.
3. Street sweeping.
4. Graffiti abatement of walls and other permanent structures.
5. Drainage Channel along the south side of Central Avenue outside the 50' half-width road right-of-way (within the 40' drainage easement).

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.

050 - Transportation. 3 CONSTRUCT RAMP Not Satisfied

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

050 - Transportation. 4 CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 5 DEDICATIONS Not Satisfied

Plan: TR37134

Parcel: 309060004

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 DEDICATIONS (cont.) Not Satisfied

All interior streets along project boundary designated as a LOCAL ROAD and shall be improved with 36' full-width AC pavements, 6" concrete curb and gutter, sidewalks, within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56')

Note:

1. A 5' Sidewalk shall be constructed adjacent to the right-of-way within the 10' parkway.
2. A retaining walls and its footings shall be constructed outside the road right-of-way.

050 - Transportation. 6 Drainage Easement Dedication Not Satisfied

A 40' drainage easement shall be dedicated to the Transportation Department along the south side of Central Avenue outside the 50' half-width road right-of-way.

050 - Transportation. 7 IMP PLANS Not Satisfied

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> INTERSECTION/50' TANGENT Not Satisfied

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.

050 - Transportation. 9 LANDSCAPING Not Satisfied

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

Landscaping shall be designed within Central Avenue, Palomar Road (Project side, between Central Avenue and Street "A") and Street "A" (along Basin "B" & Basin "C" side).

Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or drainage channel) is to be annexed to 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.

050 - Transportation. 10 LIGHTING PLAN Not Satisfied

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.

050 - Transportation. 11 PART-WIDTH Not Satisfied

Central Avenue along project boundary is a dirt County maintain road designated as a SECONDARY HIGHWAY and shall

Plan: TR37134

Parcel: 309060004

50. Prior To Map Recordation
Transportation

050 - Transportation. 11 PART-WIDTH (cont.) Not Satisfied

be improved with 47' part-width AC pavements (32' on the project side and 15' on opposite side of the centerline), 6" concrete curb, gutter, and sidewalk (project side), within the 94' part-width dedicated right-of-way (50' on the project side and 44' on the other side of the centerline) in accordance with County Standard No. 94, Ordinance 461.

Note:

1. A 5' Sidewalk shall be constructed 9' from the curb-line within 18' parkway.
2. The proposed concrete lined or similar trapezoidal drainage channel, within the project limit, shall be constructed outside the road right-of way within the 40' drainage easement.
3. The proposed interim dirt drainage channel along Central Avenue (west of Palomar Road) maybe constructed within the shoulder within the existing road right-of-way.
4. Central Avenue and concrete lined or similar trapezoidal drainage channel shall be improved per the section "Central Avenue (per discussion but hard lined)" in the exhibit titled Central Avenue Exhibit date stamped 06/04/2018.

Palomar Road along project boundary is designated as a LOCAL ROAD and shall be improved with 32' part-width AC pavements (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb, gutter, and sidewalk (project side), within the 74' full-width dedicated right-of-way (30' on the project side and 44' on the other side of the centerline) in accordance with County Standard No. 105 Section "C", Ordinance 461. (Modified for increased full-width right-of-way from 60' to 74')

Note:

1. A 5' concrete sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.
2. Cul-de-sac shall be improved per Standard No. 800, Ordinance 461.

Porter Street along project boundary is a paved County maintained road designated as a LOCAL ROAD and shall be improved with 30' part-width AC pavements (18' on the project side and 12' on opposite side of the centerline), 6" concrete curb, gutter, and sidewalk (project side), must math up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way (30' on the project side and 30' on the other side of the centerline) in accordance with County Standard No. 105 Section "A", Ordinance 461. (Modified for increased right-of-way from 56' to 60')

Note:

1. A 5' concrete sidewalk shall be constructed adjacent to right-of-way line within the 12' parkway.
2. The offset Cul-de-sac shall be improved per Standard No. 800(A), Ordinance 461.
3. A barricade and appropriate signage, at the bulb, may be required per Standard No. 810, Ordinance 461.

050 - Transportation. 12 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving

Plan: TR37134

Parcel: 309060004

50. Prior To Map Recordation

Transportation

050 - Transportation. 12 SIGNING & STRIPING (cont.) Not Satisfied
and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 13 SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 14 STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 15 SUBMIT FINAL WQMP Not Satisfied

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: www.rcflood.org/npdes.

Tract 37134 is a proposal for SFR at the corner of Central Ave and Menifee Road in the Lakeview/Nuevo Area. The project proposes to collect offsite and onsite flows and convey the flows westerly along Central Ave. to Pico Ave. There exists some housing along the south side of Central Ave that currently is affected by the flows. The project proposes to split the flows into ditches located on both the north and south side of Central Ave which should reduce the impacts to the southerly property owners. In addition, the following conditions shall be met:

1. The project proposes to provide adequate drainage outlet, with culverts across Pico Avenue from the proposed ditches along Central Avenue, and permission to concentrate flows from all affected property owners. The proposed condition flooding at Pico Avenue shall not increase compared to the existing condition.
2. The project shall not increase nuisance flows, including irrigation runoff, to the property owners on the south side of Central Avenue and west of Palomar Road.
3. The project shall mitigate for increase runoff by showing the proposed condition produces equal or lower flowrates for the 2, 5, 10year storm events for the 1, 3, 6, 24-hour storm durations.
4. The channel section along the project's northerly project frontage shall be concrete lined or similar, unless the project proponent demonstrates the flow conditions are not erosive as approved by the Transportation Department.
5. There exists a low section in Porter Road near Penasco Circle that will be a sump condition with the construction of this project. The project shall provide adequately sized inlets to pick-up these flows and provide an acceptable emergency escape for these flows.

050 - Transportation. 16 UTILITY PLAN Not Satisfied

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.

Plan: TR37134

Parcel: 309060004

50. Prior To Map Recordation

Transportation

050 - Transportation. 17 WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the project-proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided for the WQMP. This requirement applies to both onsite and offsite property.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BAS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 2 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

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. A notarized letter of permission and/or recorded easement 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. 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 or copy of Final Map.

060 - BS-Grade. 3 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

E Health

060 - E Health. 1 ECP Clearance: Phase II ESA Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details. DEH-ECP has reviewed the "Environmental Site Assessment" prepared by Carlin Environmental, Inc. dated March 3, 2016. Based on the information provided in the report and historic agricultural activity associated with the property, soil sampling and analysis is required to evaluate for the presence of pesticides. The soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties"(DTSC, 2008). For further information, please contact DEH-ECP at (951) 955-8980. Carlin Environmental has proposed a sampling work plan to ECP and this condition is as a result of their request to defer it to the grading milestone.

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

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.

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

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

Plan: TR37134

Parcel: 309060004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - GRADING PLAN REVIEW (cont.) Not Satisfied

be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 4 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1.Description of the proposed site and planned grading operations. 2.Description of the level of monitoring required for all earth-moving activities in the project area. 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8.Procedures and protocol for collecting and processing of samples and specimens. 9.Fossil identification and curation procedures to be employed. 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 11.All pertinent exhibits, maps and references. 12.Procedures for reporting of findings. 13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's 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)

060 - Planning. 5 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

Plan: TR37134

Parcel: 309060004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont.) Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for Consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 6 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

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.

060 - Planning. 7 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning. 8 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

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.

060 - Planning. 9 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied

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.

060 - Planning. 10 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

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

Plan: TR37134

Parcel: 309060004

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 0060-Planning-MAP - SLOPE GRADING TECHNIQUES (cont.) Not Satisfied

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.

060 - Planning. 11 0060-Planning-MAP - TRIBAL MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with and retain a Native American Monitor from the appropriate tribe. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 12 0060-Planning-MAP *- REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until the General Plan Amendment No. 1183 and Change of Zone No. 7919 applications have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 13 0060-Planning-MAP*- COMMUNITY TRAIL ESMNT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot B, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 14 0060-Planning-MAP*- GRADING & BRUSHING AREA Not Satisfied

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, and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 15 0060-Planning-MAP*- IDENTIFY SPECIMEN TREES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing [native] [specimen] trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on approved landscaping plans.

060 - Planning. 16 0060-Planning-MAP*- PARCEL MAXIMUM GRADING Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum of ___ percent of the net area of each parcel identified on the approved grading area map. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

060 - Planning. 17 0060-Planning-MAP*- POST & BEAM FOUNDATIONS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

Planning-EPD

Plan: TR37134

Parcel: 309060004

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 30-Day BUOW Survey - EPD

Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a rough grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, or if the grading permit expires, a new survey shall be required. When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD

Not Satisfied

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 issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

If the rough grading permit expires this condition will reapply, and a new survey may be required prior to issuance of future grading permits.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 3 Stream Bed Permits - EPD

Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and 404 permit from Army Corp of Engineers. If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

Plan: TR37134

Parcel: 309060004

60. Prior To Grading Permit Issuance

Planning-EPD

- 060 - Planning-EPD. 3 Stream Bed Permits - EPD (cont.) Not Satisfied
- 060 - Planning-EPD. 4 Streambed Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and 404 permit from Army Corp of Engineers.

If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

Transportation

- 060 - Transportation. 1 SUBMIT FINAL WQMP FOR GRADING Not Satisfied

This condition applies when the project is located in the Santa Ana watershed and grading occurs before map recordation. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R8-2013-0024 (Santa Ana), et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. 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. Tract 37134 is a proposal for SFR at the corner of Central Ave and Menifee Road in the Lakeview/Nuevo Area. The project proposes to collect offsite and onsite flows and convey the flows westerly along Central Ave. to Pico Ave. There exists some housing along the south side of Central Ave that currently is affected by the flows. The project proposes to split the flows into ditches located on both the north and south side of Central Ave which should reduce the impacts to the southerly property owners. In addition, the following conditions shall be met:

1. The project proposes to provide adequate drainage outlet, with culverts across Pico Avenue from the proposed ditches along Central Avenue, and permission to concentrate flows from all affected property owners. The proposed condition flooding at Pico Avenue shall not increase compared to the existing condition.
2. The project shall not increase nuisance flows, including irrigation runoff, to the property owners on the south side of Central Avenue and west of Palomar Road.
3. The project shall mitigate for increase runoff by showing the proposed condition produces equal or lower flowrates for the 2, 5, 10year storm events for the 1, 3, 6, 24-hour storm durations.
4. The channel section along the project's northerly project frontage shall be concrete lined or similar, unless the project proponent demonstrates the flow conditions are not erosive as approved by the Transportation Department.
5. There exists a low section in Porter Road near Penasco Circle that will be a sump condition with the construction of this project. The project shall provide adequately sized inlets to pick-up these flows and provide an acceptable emergency escape for these flows.

- 060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way

Plan: TR37134

Parcel: 309060004

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT GRADING PLANS (cont.) Not Satisfied

improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PHASE IV REPORT Not Satisfied

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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - ROUGH GRADE APPRPOVAL Not Satisfied

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 Grading 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.

080 - BS-Grade. 2 0080-BS GRADE-MAP -NO BUILDING PERMIT WITHOUT Not Satisfied

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.

Fire

080 - Fire. 1 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

080 - Fire. 2 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

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

Plan: TR37134

Parcel: 309060004

80. Prior To Building Permit Issuance

Fire
080 - Fire. 2 0080-Fire-MAP-#50C-TRACT WATER VERIFICA (cont.) Not Satisfied

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.

Planning
080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied

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.

080 - Planning. 2 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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 dimensioned 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 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.

080 - Planning. 3 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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.

080 - Planning. 4 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 5 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN Not Satisfied

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.

Plan: TR37134

Parcel: 309060004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN (cont.) Not Satisfied

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 and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 6 0080-Planning-MAP*- FINAL SITE PLAN Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the 5th District and the approved Design Manual, Exhibit D.] The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan. The plot plan shall contain the following elements: 1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots. 2. Each model floor plan and elevations (all sides). 3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted. 4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met. 5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet. 6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process. 7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows. NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 7 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 8 0080-Planning-MAP*- Walls/Fencing Plans Not Satisfied

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

Plan: TR37134

Parcel: 309060004

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 0080-Planning-MAP*- Walls/Fencing Plans (cont.) Not Satisfied

Ordinance No. 348, ection 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval. A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan. B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department. C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray. D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height. E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department). F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails. G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block. H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.) I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel. J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Transportation

080 - Transportation. 1 0080 - LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2 0080 - LSP - LANDSCAPE PLOT PLAN REQUIRED Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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

Plan: TR37134

Parcel: 309060004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080 - LSP - LANDSCAPE PLOT PLAN REQUIRED (cont.) Not Satisfied

minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered 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.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 0080 - LSP - LANDSCAPING PROJECT SPECIFIC Not Satisfied

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 859.3. 5. Landscape improvements located within County maintained ROW or county maintained stormwater BMP, or landscape easement shall be annexed and designed/installed per LLMD 89-1-C/CFD/CSA standards. 6. Trees shall be hydrozoned separately. 7. Hydroseeding is not permitted on slopes of 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.

Plan: TR37134

Parcel: 309060004

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080 - LSP - LANDSCAPING PROJECT SPECIFIC (cont.) Not Satisfied

10. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

080 - Transportation. 4 ANNEX L&LMD/OTHER DIST Not Satisfied

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

NOTE:

1. Landscaping along Central Avenue, Palomar Road (Project side, between Central Avenue and Street "A") and Street "A" (along Basin "B" & Basin "C" side).
2. Street lights.
3. Street sweeping.
4. Graffiti abatement of walls and other permanent structures.
5. Drainage Channel along the south side of Central Avenue (outside the 50' half-width road right-of-way) within the 40' Transportation Department drainage easement.

080 - Transportation. 5 ESTABL WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization shall be established along with a funding source for the permanent maintenance. The WQMP maintenance plan shall require that all BMP facilities shall be inspected no later than October 15 each year and rendered fully functional.

080 - Transportation. 6 IMPLEMENT WQMP Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WRP) Not Satisfied

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.

Plan: TR37134

Parcel: 309060004

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL Not Satisfied

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

Planning

090 - Planning. 1 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

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

090 - Planning. 2 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

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

090 - Planning. 3 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 4 0090-Planning-MAP*- MITIGATION MONITORING Not Satisfied

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.42945. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 5 0090-Planning-MAP*- SKR FEE CONDITION Not Satisfied

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 ___ 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.

Transportation

090 - Transportation. 1 0090 - LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Plan: TR37134

Parcel: 309060004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090 - LSP - LANDSCAPE INSPECTION REQUIRED (cont.) Not Satisfied

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 2 0090 - LSP - MODEL WATER-EFFICIENT SIGNAGE Not Satisfied

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 3 0090- LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 4 80% Completion Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written 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 accordance with County Ordinance 461.

090 - Transportation. 5 LAKEVIEW/NUEVO FUNDING Not Satisfied

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of

Plan: TR37134

Parcel: 309060004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 LAKEVIEW/NUEVO FUNDING (cont.) Not Satisfied
issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

090 - Transportation. 6 LANDSCAPING Not Satisfied

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 along Central Avenue, Palomar Road (Project side, between Central Avenue and Street "A") and Street "A" (along Basin "B" & Basin "C" side).

090 - Transportation. 7 STREET LIGHTS INSTALL Not Satisfied

Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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

It shall be the responsibility of the developer to ensure that street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8 UTILITY INSTALL Not Satisfied

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 off-site 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.

090 - Transportation. 9 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 10 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, if the project is proposing a business, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 11 WRCOG TUMF Not Satisfied

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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

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

01/09/19
11:51

Riverside County PLUS
CONDITIONS OF APPROVAL

Plan: TR37134

Parcel: 309060004

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied
Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: September 15, 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. Airport Land Use Commission
March Air Reserve Base
EMWD

Riv. Co. Building & Safety – Grading
Riv. Co. Regional Parks & Open Space
P.D. Geology Section
Co. Coast Air Quality Management Dist.
Southern California Edison
Riv. Co. Building & Safety – Plan Check

Southern California Gas Co.
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.

CHANGE OF ZONE NO. 7919 AND TENTATIVE TRACT MAP NO. 37134 – EA42945 – Applicant: Richard Marcus – Engineer/Representative: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Rural Community – Low Density Residential (RC: LDR)(0.5 acre minimum lot size) – Location: Southerly of Central Avenue, northwesterly of Porter Street, and easterly of Palomar Road – 18.36 Gross Acres – Zoning: Planned Residential (R-4) – **REQUEST:** Schedule 'A' subdivision to divide two existing vacant lots composed of 18.36 acres into 75 single family residential lots, and a Change Of Zone from Residential Agricultural (R-A) to Planned Residential (R-4) – APNs: 309-060-001 and 309-060-004 – Concurrent Cases: GPA01183 – Related Cases: PAR01432 and TR33692. Project Planner is Dionne Harris at 951-955-6836 or email at dharris@rcplma.org. **BBID: 202-693-828 UPROJ CASE: TR37134**

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 September 22, 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 Dionne Harris, Project Planner at (951) 955-6836, or e-mail at dharris@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.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

November 3, 2016

Ms. Dionne Harris, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1219MA16 – Letter 1 of 2
Related File No.: GPA01183 (General Plan Amendment), CZ07919 (Change of Zone)
APNs: 309-060-001, 309-060-004

Dear Ms. Harris:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 2015-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case Nos. GPA01183 (General Plan Amendment), a proposal to amend the General Plan (Lakeview/Nuevo Area Plan) land use designation of an 18.36-acre area consisting of the above-referenced parcels located southerly of Central Avenue, northwesterly of Porter Street, and easterly of Palomar Road in the unincorporated community of Lakeview/Nuevo from Rural Community: Low Density Residential (RC-LDR) to Community Development: Medium Density Residential, and CZ07919 (Change of Zone), a proposal to change the zoning of these two parcels from Residential Agricultural (R-A) to Planned Residential (R-4).

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 projects **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 actions. As the site is located within Airport Compatibility Zone E, both the existing and the proposed General Plan land use designations and zoning are consistent with the March ALUCP.

AIRPORT LAND USE COMMISSION

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



Edward C. Cooper, Director

cc: Richard Marcus (applicant/property owner/payee)
Oliver Cagle (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1219MA16\ZAP1219MA16.LTR1.doc

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

November 3, 2016

Ms. Dionne Harris, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1219MA16 – Letter 2 of 2
Related File No.: TR37134 (Tentative Tract Map)
APNs: 309-060-001, 309-060-004

Dear Ms. Harris:

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. TR37134 (Tentative Tract Map), a proposal to divide an 18.36-acre area consisting of the above-referenced parcels located southerly of Central Avenue, northwesterly of Porter Street, and easterly of Palomar Road in the unincorporated community of Lakeview/Nuevo into 75 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 Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). Given the project site elevation of 1,448 feet AMSL and the proposed maximum building height of 40 feet, structures here would not exceed the elevation of that runway. The site is actually closer to Perris Valley Airport (19,281 feet). The elevation of the runway at Perris Valley Airport is 1413 feet AMSL. At a distance of 19,281 feet from that runway to the project, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with a top of roof exceeding 1,605 feet AMSL. As the maximum top point elevation at this site would be 1488 feet AMSL, review by the FAA OES 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, subject to the following conditions:

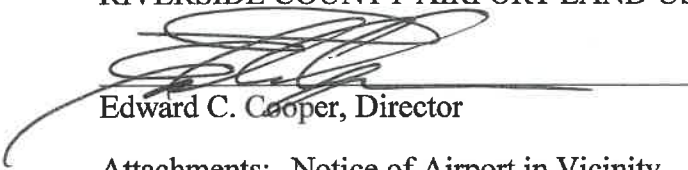
AIRPORT LAND USE COMMISSION

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 review of this Tentative Tract Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Lakeview/Nuevo Area Plan:
 - (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 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.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The landowner shall provide the attached notice to all potential purchasers of the proposed lots and to any tenants/lessees of the home(s) thereon.

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



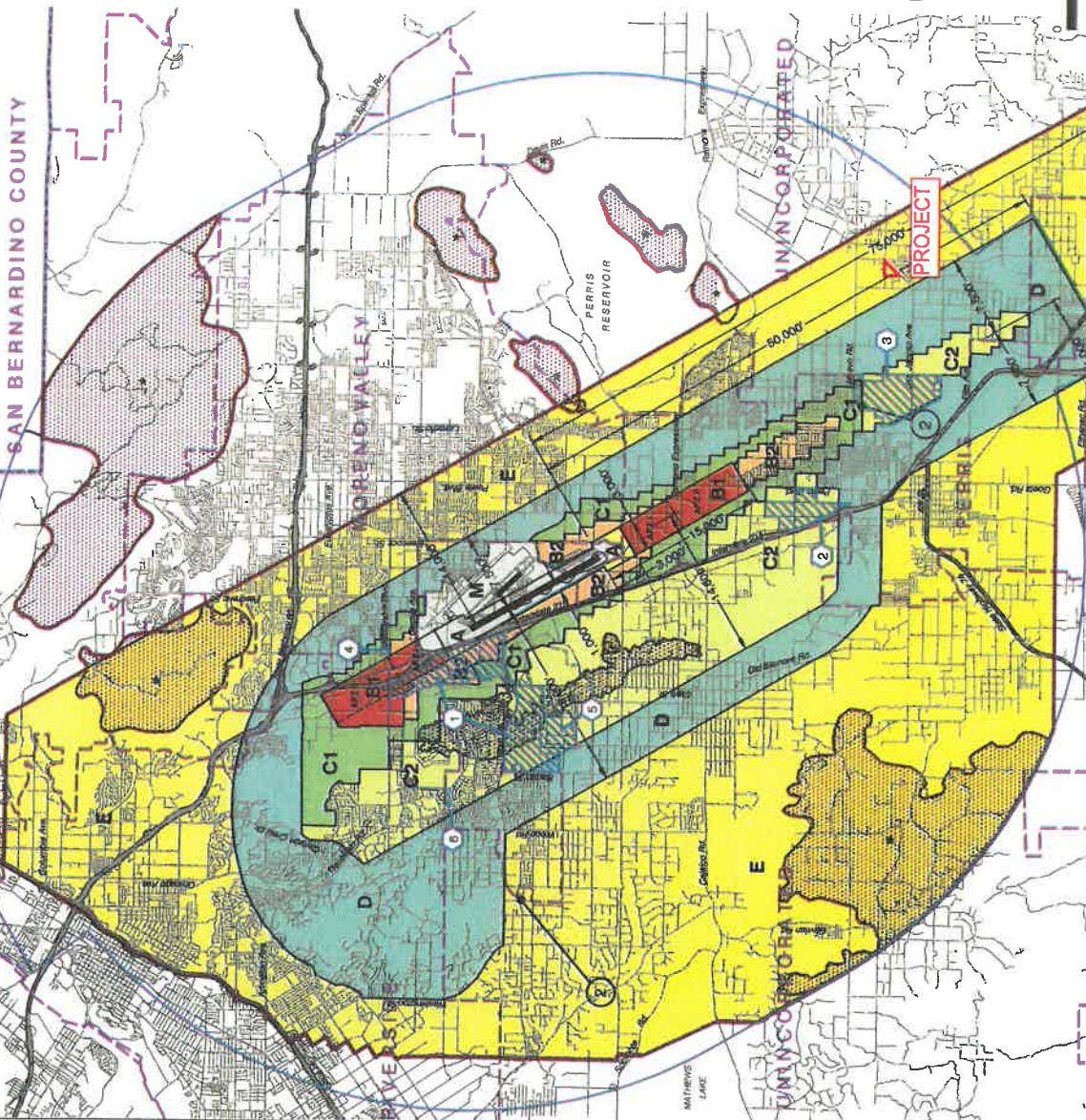
Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Richard Marcus (applicant/property owner/payee)
Oliver Cagle (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser, March Air Reserve Base
ALUC Case File

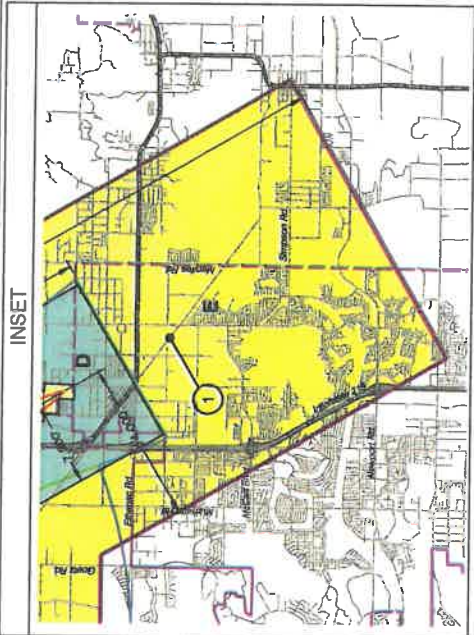
NOTICE OF AIRPORT IN VICINITY

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**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
 - Site-Specific Exemptions (existing local agency commitments to development projects)
- High Terrain Zone**
- FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
- Other Features**
- Point at which aircraft on Runway 32 ILS approach descend below 9,000 feet above runway end. Airport Elevation is 1,585 feet MSL.
 - Point at which departing aircraft typically reach 3,000 feet above runway end.



Note: All dimensions are measured from runway ends and centerlines.



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

Base map source: County of Riverside 2013

Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

TR 37134
VICINITY MAP

Legend
★ MARCH AIR RESERVE BASE
★ SUBJECT SITE



My Map

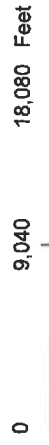


Legend

- 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.



REPORT PRINTED ON... 10/19/2016 3:30:21 PM

© Riverside County RCIT GIS

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.



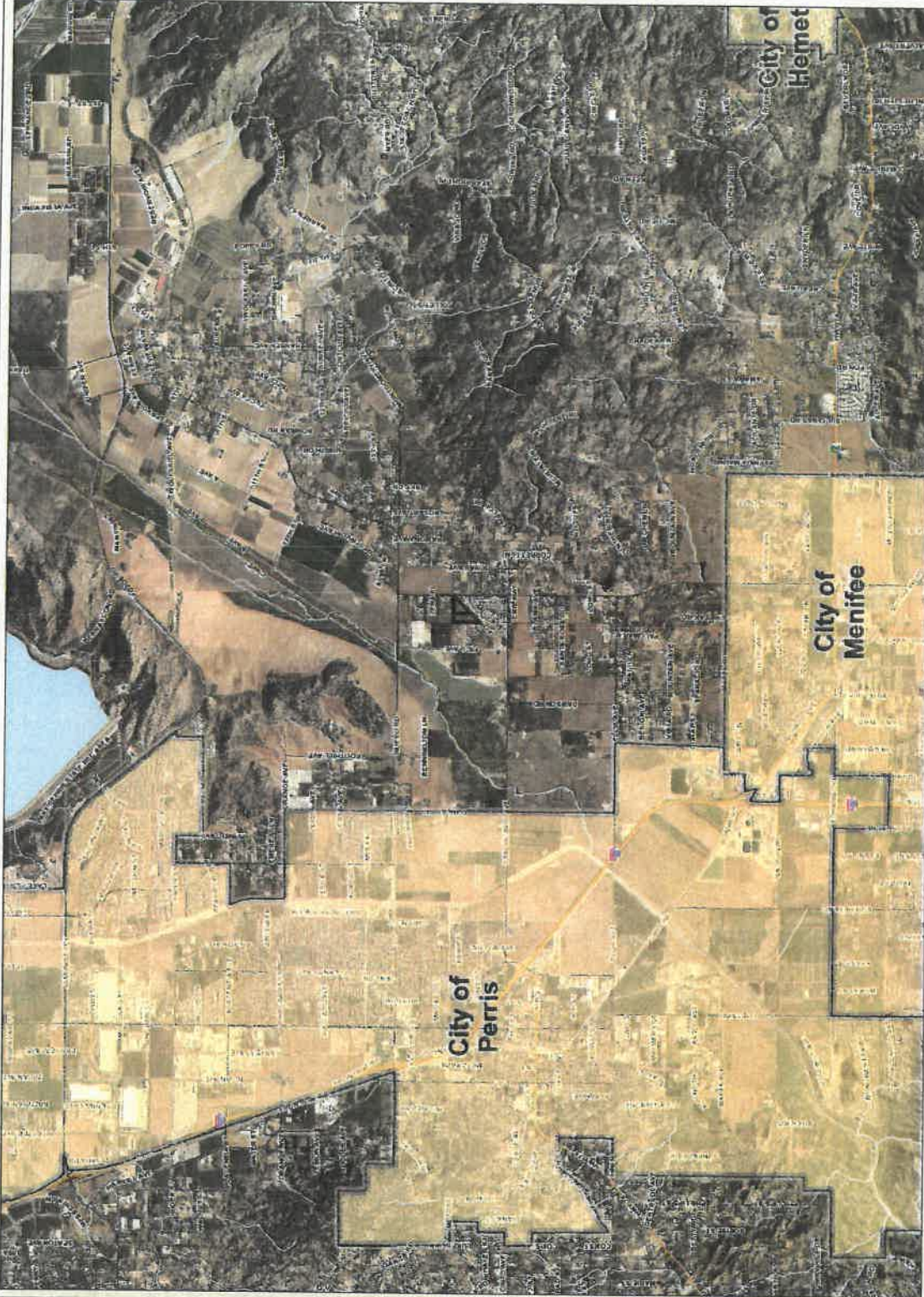
0 2,260 4,520 Feet



REPORT PRINTED ON... 10/19/2016 3:27:29 PM

© Riverside County RCIT GIS

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.



0 9,040

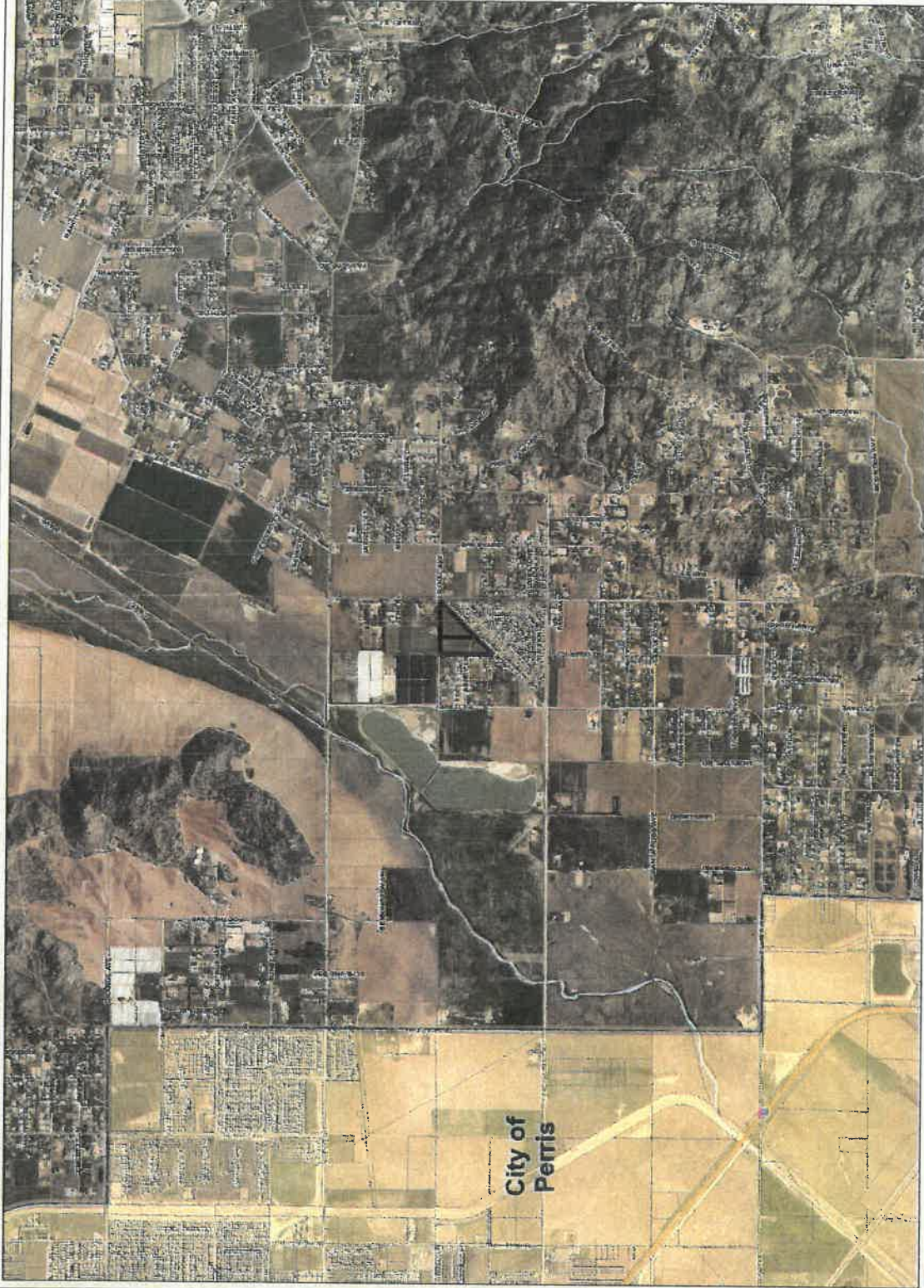
18,080 Feet



REPORT PRINTED ON... 10/19/2016 3:31:21 PM

© Riverside County RCIT GIS

My Map



- Legend**
- City Boundaries
 - Cities
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



0 4,520 9,040 Feet



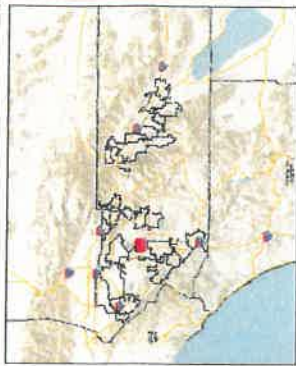
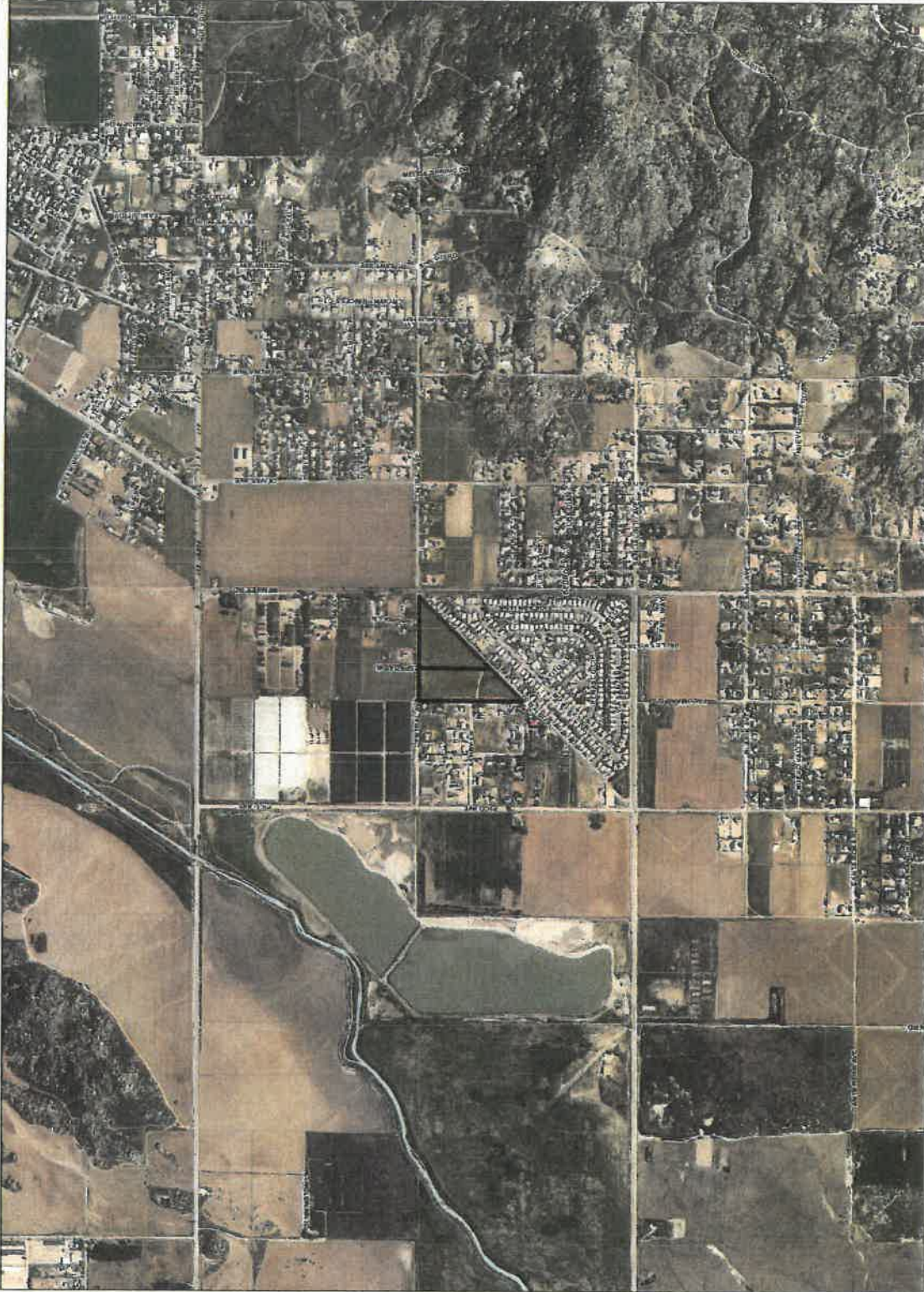
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 10/19/2016 3:31:52 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- Major Roads
- Aerial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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



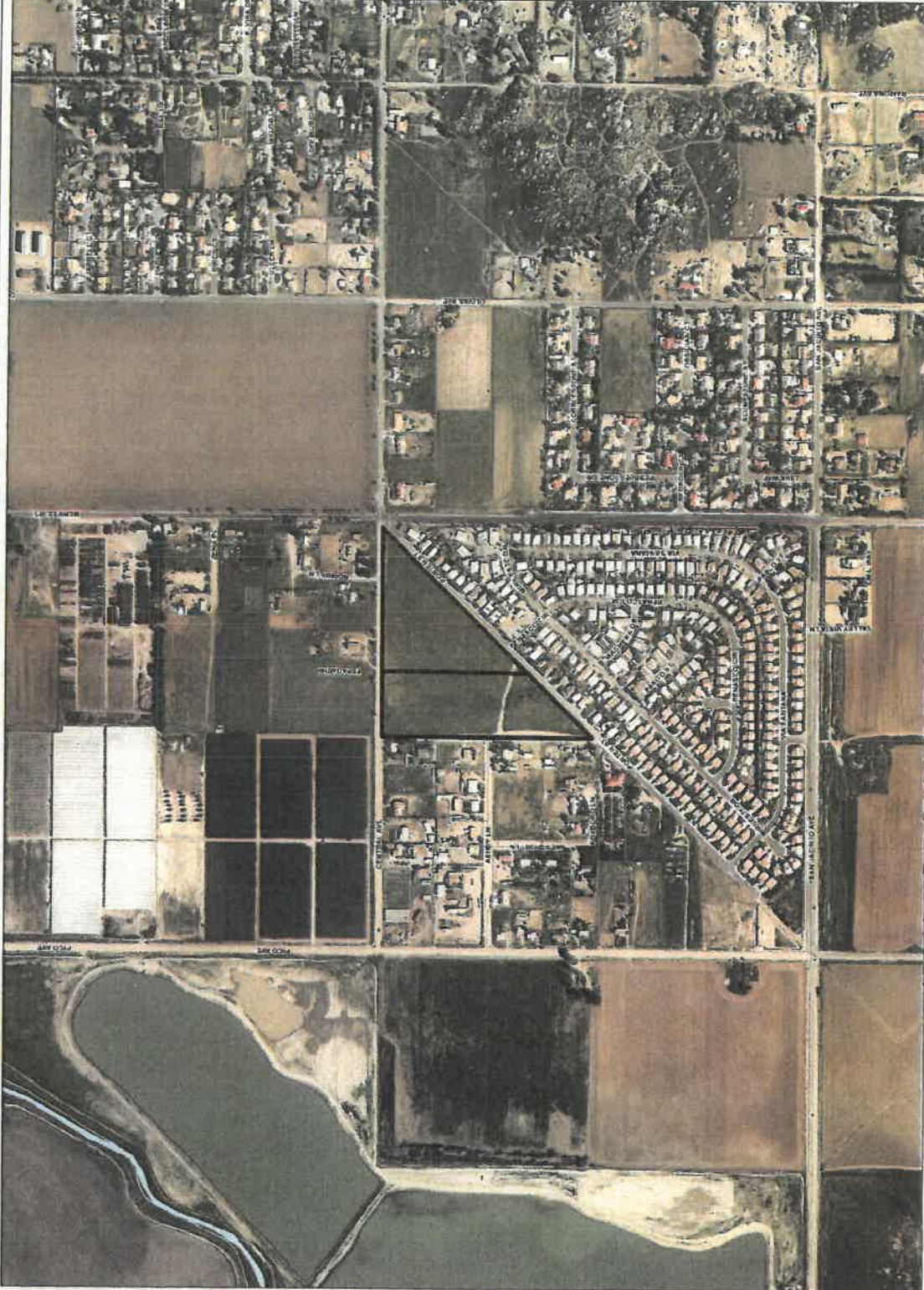
0 2,260 4,520 Feet



REPORT PRINTED ON... 10/19/2016 3:32:21 PM

© Riverside County RCIT GIS

My Map



Legend

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

Notes

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



0 1,130 2,260 Feet



REPORT PRINTED ON... 10/19/2016 3:32:48 PM

© Riverside County RCIT GIS

My Map



Legend

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



0 565 1,130 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... 10/19/2016 3:33:28 PM

© Riverside County RCIT GIS

Notes

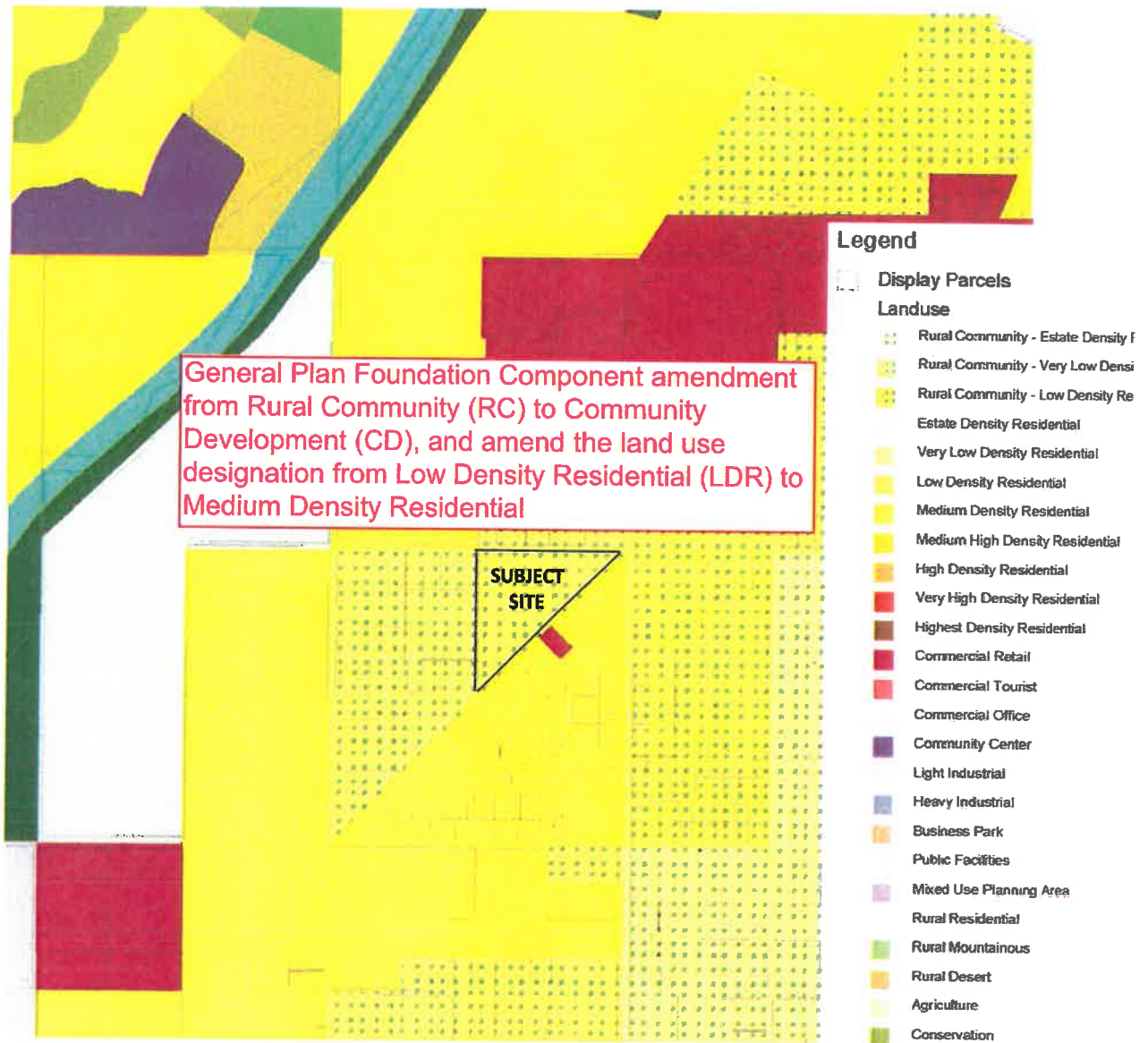
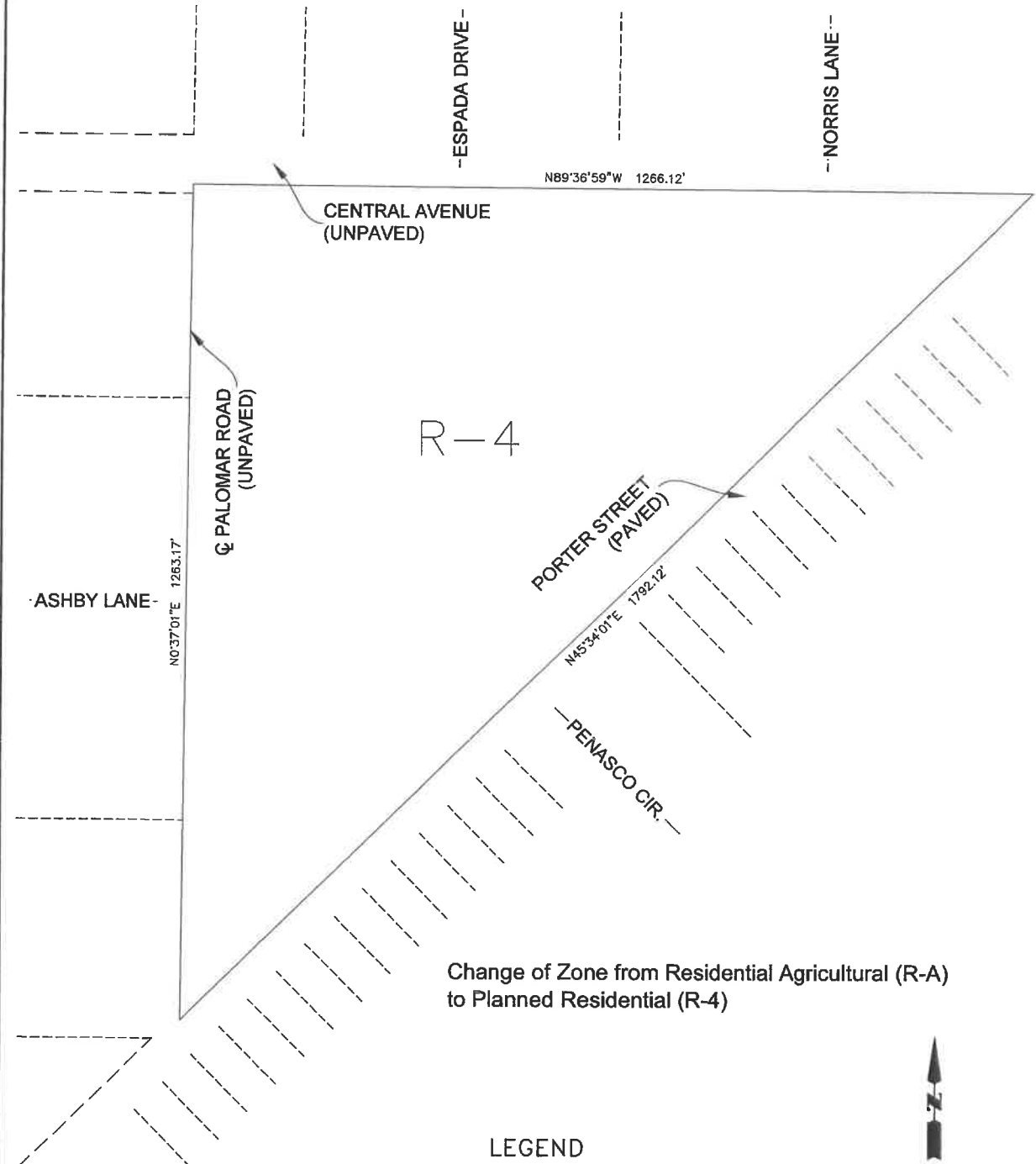


Figure 3 - General Plan Area

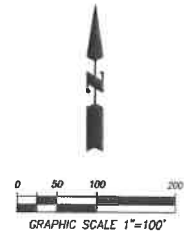
NUEVO AREA
SEC. 26, T. 4 S., R. 3W. S.B.B. & M



Change of Zone from Residential Agricultural (R-A)
to Planned Residential (R-4)

LEGEND

R-4 PLANNED RESIDENTIAL



MAP NO. XX.XX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7919
ADOPTED BY ORDINANCE NO. 348

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

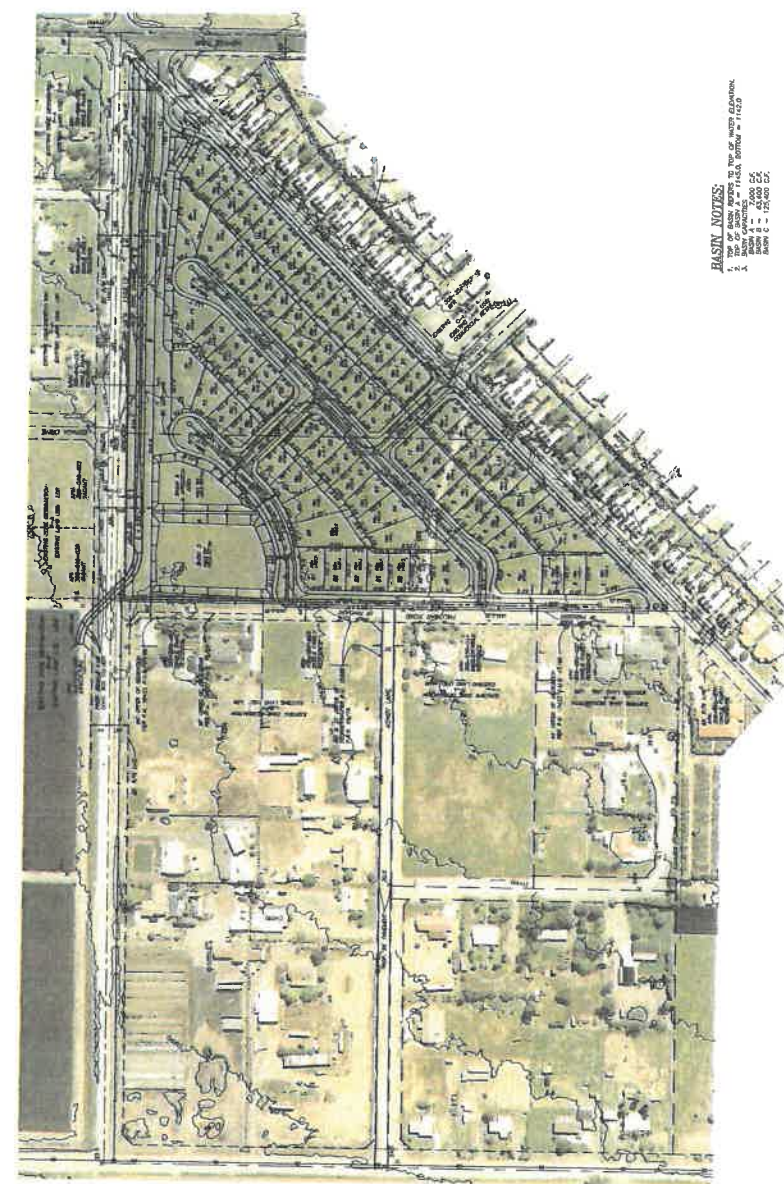
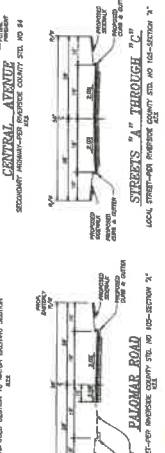
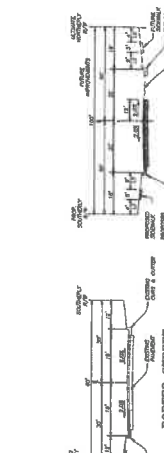
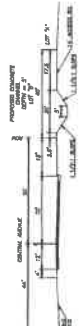
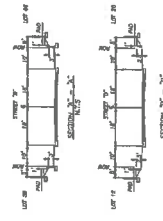
IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
TENTATIVE MAP - TRACT NO. 37134
 BEING A SUBDIVISION OF A PORTION OF SECTION 26, TOWNSHIP 4 SOUTH,
 RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN
 UNITED ENGINEERING GROUP CA., INC. AUGUST 2016

**LOT AREAS
 IN SQUARE FEET AND ACRES**

LOT #	LOT AREA, SQUARE FEET	LOT AREA, ACRES
1	10,000	0.2296
2	10,000	0.2296
3	10,000	0.2296
4	10,000	0.2296
5	10,000	0.2296
6	10,000	0.2296
7	10,000	0.2296
8	10,000	0.2296
9	10,000	0.2296
10	10,000	0.2296
11	10,000	0.2296
12	10,000	0.2296
13	10,000	0.2296
14	10,000	0.2296
15	10,000	0.2296
16	10,000	0.2296
17	10,000	0.2296
18	10,000	0.2296
19	10,000	0.2296
20	10,000	0.2296
21	10,000	0.2296
22	10,000	0.2296
23	10,000	0.2296
24	10,000	0.2296
25	10,000	0.2296
26	10,000	0.2296
27	10,000	0.2296
28	10,000	0.2296
29	10,000	0.2296
30	10,000	0.2296
31	10,000	0.2296
32	10,000	0.2296
33	10,000	0.2296
34	10,000	0.2296
35	10,000	0.2296
36	10,000	0.2296
37	10,000	0.2296
38	10,000	0.2296
39	10,000	0.2296
40	10,000	0.2296
41	10,000	0.2296
42	10,000	0.2296
43	10,000	0.2296
44	10,000	0.2296
45	10,000	0.2296
46	10,000	0.2296
47	10,000	0.2296
48	10,000	0.2296
49	10,000	0.2296
50	10,000	0.2296
51	10,000	0.2296
52	10,000	0.2296
53	10,000	0.2296
54	10,000	0.2296
55	10,000	0.2296
56	10,000	0.2296
57	10,000	0.2296
58	10,000	0.2296
59	10,000	0.2296
60	10,000	0.2296
61	10,000	0.2296
62	10,000	0.2296
63	10,000	0.2296
64	10,000	0.2296
65	10,000	0.2296
66	10,000	0.2296
67	10,000	0.2296
68	10,000	0.2296
69	10,000	0.2296
70	10,000	0.2296
71	10,000	0.2296
72	10,000	0.2296
73	10,000	0.2296
74	10,000	0.2296
75	10,000	0.2296
76	10,000	0.2296
77	10,000	0.2296
78	10,000	0.2296
79	10,000	0.2296
80	10,000	0.2296
81	10,000	0.2296
82	10,000	0.2296
83	10,000	0.2296
84	10,000	0.2296
85	10,000	0.2296
86	10,000	0.2296
87	10,000	0.2296
88	10,000	0.2296
89	10,000	0.2296
90	10,000	0.2296
91	10,000	0.2296
92	10,000	0.2296
93	10,000	0.2296
94	10,000	0.2296
95	10,000	0.2296
96	10,000	0.2296
97	10,000	0.2296
98	10,000	0.2296
99	10,000	0.2296
100	10,000	0.2296

LETTERED LOT DESCRIPTIONS

LOT "A" - CORNERING TO BE MADE WITH COUNTY/FRONTAGE
 LOT "B" - CORNERING TO BE MADE WITH COUNTY/FRONTAGE



BASIC NOTES:
 1. THIS MAP IS TO BE USED IN CONNECTION WITH THE TENTATIVE MAP NO. 37134, SUBDIVISION OF A PORTION OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.
 2. THE TOTAL AREA OF THIS MAP IS 125,000 S.F.
 3. THE TOTAL AREA OF THIS MAP IS 2.87 ACRES.

LEGEND:
 PROPOSED FAMILY RESIDENCE
 PROPOSED DRIVEWAY
 PROPOSED SIDEWALK
 PROPOSED DRIVEWAY
 PROPOSED DRIVEWAY

PROJECT AREA BREAKDOWN:
 10.3 ACRES
 10.3 ACRES
 2.77 ACRES
 4.81 ACRES
 1.19 ACRES

TIP - SINGLE FAMILY DETACHED:
 LOTS 1 THROUGH 25
 1.19 ACRES

STREETS:
 1.19 ACRES
 4.81 ACRES
 1.19 ACRES



VICINITY MAP
 74S, R3W, SEC. 26

- GENERAL NOTES:**
1. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 2. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 3. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 4. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 5. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 6. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 7. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 8. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 9. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 10. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 11. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 12. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 13. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 14. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 15. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 16. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 17. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 18. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 19. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 20. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 21. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 22. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 23. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 24. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 25. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 26. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 27. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 28. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 29. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
 30. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.

LEGAL DESCRIPTION
 ALL THE CERTAIN AREA, MORE OR LESS, BEING THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THE MAP NO. 37134, SUBDIVISION OF A PORTION OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN RIVERSIDE COUNTY, CALIFORNIA.

EASEMENTS

1. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
2. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.
3. THE PROJECT IS TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ALL APPLICABLE LAWS AND REGULATIONS.

UTILITY PURVEYORS:
 WATER: CALIFORNIA WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC: SOUTHERN CALIFORNIA ELECTRIC COMPANY
 TELEPHONE: SOUTHERN CALIFORNIA TELEPHONE COMPANY

PREPARED BY:
 UNITED ENGINEERING GROUP CA, INC.
 1000 TOWNSEND DRIVE, SUITE 200
 RIVERSIDE, CALIFORNIA 92503
 PHONE (951) 470-8800
 FAX (951) 470-8801
 WWW.UEG.COM

OWNER/APPLICANT:
 RICHARD MARCUS
 1000 TOWNSEND DRIVE, SUITE 200
 RIVERSIDE, CALIFORNIA 92503
 PHONE (951) 470-8800
 FAX (951) 470-8801
 WWW.UEG.COM

DATE: AUGUST 2016

TRIADA
 TENTATIVE TRACT MAP
 NO. 37134

1000 Townsend Drive
 Suite 200
 Riverside, California
 Phone: (951) 468-8240
 www.triadaeng.com

DATE: 8/1/16
 SHEET 1 OF 1
 PROJECT NUMBER: CA-30031

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
207463

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

September 27, 2016

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Dionne Harris, Urban Regional Planner

Ladies and Gentlemen:

Re: Change of Zone 7919
Area: Lakeview/Nuevo

Change of Zone 7919 is a proposal to change the current zoning classification from Residential Agriculture (R-A) to Planned Residential (R-4) for an 18.36-acre site in the Lakeview/Nuevo area. This project is being processed concurrently with Tentative Tract Map (TR) 37134, which is a proposal for a Schedule "A" residential subdivision for the project site.

The District has reviewed this case and has the following comment:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

c: Tract 37134

MMM:blm



September 27, 2016

Mr. Dionne Harris
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Subject: CZ 7919 and TTM 37134
APNS: 309-060-001 and 309-060-004
Project Name: Triada (Porter Road)
Project Description: Subdivide two existing vacant lots

Dear Mr. Dionne Harris:

Please note, this project lies within the Nuevo Water Company water service area. The subject project requires sewer service from EMWD with the potential requirement for on-site and offsite facilities and associated easements to adequately serve the project demands from existing EMWD facilities. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent.

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one hour complementary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure

Board of Directors
Eastern Municipal Water District
2270 Trumble Road • Perris, CA 92572-8300 • Phone: 951.928.3777 • Fax: 951.928.6177 • www.emwd.org

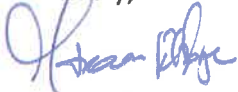
2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 emwd.org

Following the Due Diligence meeting, to proceed with this project, a POS will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

1. Technical evaluation of the project's preliminary design
2. Defined facility and easement requirements, i.e. approved POS
3. Potential facility oversizing and cost estimate of EMWD's participation
4. Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,



Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Department
Eastern Municipal Water District

MEH:emn

Attachment



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

November 29, 2016

Heather Thomson, Archaeologist
Riverside County – Planning Dept.
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37134, GPA01183, CZ07919, EA42945)

Dear Ms. Thomson:

In regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1) for TR37134, GPA01183, CZ07919, and EA42945, the Tribal Historic Preservation Office (THPO) is not aware of any archaeological/cultural sites or properties in the project area that pertain to the Twenty-Nine Palms Band of Mission Indians. We currently have no interest in the project and defer to the comments of other affiliated tribes. If there are inadvertent discoveries of archaeological remains or resources, construction should stop immediately and the appropriate agency and tribe(s) should be notified.

Please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,


Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Dionne Harris, Riverside County Planning



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

October 13, 2016

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Mary Bear Magee
Evie Gerber
Darlene Miranda
Richard B. Searce, III
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Heather Thomson
County Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the PP 26084, EA 42944

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated September 22, 2016 and received in our office electronically September 22, 2016.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE PP26084, EA42944
October 13, 2016
Page 2

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control



Edmund G. Brown Jr.
Governor

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630

January 2, 2019

Ms. Dionne Harris, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, California 92502-1409

INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT NO. 1183, CHANGE OF ZONE NO. 7919 AND TENTATIVE TRACT MAP NO. 37134, OUTSKIRTS OF THE CITY OF PERRIS AND THE CITY OF SAN JACINTO, CALIFORNIA (ENVIRONMENTAL ASSESSMENT NUMBER 42945; STATE CLEARINGHOUSE NUMBER 2018121040)

Dear Ms. Harris:

The Department of Toxic Substances Control (DTSC) has received your Initial Study (IS) and proposed Mitigated Negative Declaration for the above-mentioned project. The proposed project will facilitate residential development of the approximately 18.39-acre site. The project proposes to subdivide approximately 18 acres into 73 single family detached residential lots. The project occupies 10.01 acres and will feature traditional single-family housing; contains 3.6 acres of trail, recreation and open space; and will have three water quality basins. The project is located within the Lakeview/Nuevo Area Plan of the Riverside General Plan on the outskirts of the City of Perris and the City of San Jacinto (southerly of Central Avenue, northerly of Porter Street, easterly of Palomar Road, and west of Menifee Road). The site is presently vacant land with existing scattered residential to the north, to the south and vacant land to the east and west. The existing zoning is Residential Agriculture (R-A).

Based on the review of the submitted document, DTSC has the following comments:

1. **Mitigation Measures.** The Notice of Completion & Environmental Transmittal Form indicates a Mitigated Negative Declaration is to be prepared; however, the IS does not appear to identify any mitigation measures. Please identify the mitigation measures in the IS.

2. Section 23, Hazards and Hazardous Materials. The IS should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances.
3. Section 23, Hazards and Hazardous Materials. Since the existing zoning is Residential Agricultural, environmental evaluation should be conducted to determine if hazardous substances were used related to agricultural uses, such as agricultural chemicals including insecticides, herbicides, fuels and solvents. The IS should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.
4. Section 23, Hazards and Hazardous Materials. All environmental investigations, sampling and/or remediation for the site should be conducted under a workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. All waste generated as a result of investigation and remediation activities should be properly disposed of according to all applicable laws and regulations.
5. Soil Excavation/Filling. The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.

Ms. Dionne Harris
January 2, 2019
Page 3

Should you have any questions regarding this letter, please contact me at (714) 484-5460 or by email at christine.chiu@dtsc.ca.gov.

Sincerely,



Christine Chiu
Project Manager
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

kl/cc/yg

cc: Governor's Office of Planning and Research (via e-mail)
State Clearinghouse
state.clearinghouse@opr.ca.gov


Mr. Dave Kereazis (via e-mail)
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
dave.kereazis@dtsc.ca.gov

Ms. Yolanda Garza (via e-mail)
Site Mitigation and Restoration Program
Department of Toxic Substances Control
yolanda.garza@dtsc.ca.gov

2015

Agenda Item No.:
Area Plan: Lakeview/Nuevo
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1183
Property Owner: Richard Marcus
Applicant: Richard Marcus
Engineer/Representative: United Engineering Group


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1183 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) (½ acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) on two parcels totaling 18.39 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is generally located south of Central Avenue, north of Porter Street, east of Palomar Road, west of Menifee Road, and within the Lakeview/Nuevo Area Plan.

PROJECT APNs: 309-060-001 and 309-060-004

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED: Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

Purpose of Request

The subject property is contained within a small finger of land which has a general plan land use designation of Rural Community – Low Density Residential (RC-LDR) while the designation for the much of the area surrounding this property is Medium Density Residential (MDR). The general plan also calls for large portions of the Commercial Retail (CR) land less than ½ mile north of the subject property as well as 1 mile west of the property. To support these commercial uses, the general plan circulation element contains several arterial streets connecting the MDR and CR areas west of Menifee Road.

In addition, extensive analysis has been done to identify the hydrologic impacts to this area. Although the site is located outside the San Jacinto River Policy Area, the contributing drainage patterns to the river, from properties to the east of Menifee, can also be significant. As recognized above, the circulation element contains several arterial streets in the immediate area. In order for these arterial streets to function at the level intended, the surrounding developments will be required to construct the infrastructure needed to keep these streets dry. This infrastructure is not typical of “rural communities” and creates a burden that large lot subdivisions cannot bear. The purpose of this request is to ask the County of Riverside to consider a land use change for the subject property from RC-LDR to MDR in order to increase compatibility with the surrounding area, ease the burden of needed drainage infrastructure and stimulate the development of the designated commercial areas in the immediate vicinity.

Relationship to Surrounding Properties

The surrounding properties in the area make up a random mix of existing and proposed single family development. To the west of the property there is a small pocket of home on 1 acre lots. To the east and south there are existing mobile home units and single family homes on 7200 sf lots. This specific plan also contains a small commercial parcel on the corner of Penasco Circle and Porter Street.

Foundation Amendment Findings

The County of Riverside opens a General Plan Review cycle every 8 years in order to assess the General Plan process, its overall impacts on the Riverside County Vision and its implementation. As referenced in the County General Plan, Chapter 11.3.a, a project must demonstrate that the proposed request is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

In order to provide this justification, we analyzed this proposal against the applicable current General Plan Land Use Element Policies.

- **Riverside County General Plan.** The County's General Plan is a comprehensive planning process that establishes the fundamental values shaping the future and quality of life in the County. The Land use element of the General Plan sets standards and intensity for development throughout the County by identifying certain policies used to direct land use. The subject property is designated as Rural Community-Low Density Residential (RC-LDR). Per the general plan this designation *provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component equestrian and other animal keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.*

Justification: This area creates a pocket of RC-LR surrounded by MDR and C-R designations. Two designations that do not typically mesh well with uses that allow animal keeping.

- Policy LU 22.1. Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

Justification: The subject property is bound by Menifee Road (a 152' Urban Arterial) to the east, Central Avenue (a 100' Secondary Arterial) to the north and an existing mobile home park (MDR) to the south, which already give the immediate area a more urban appearance. Furthermore, the site itself is very flat and contains no special topographic features or rock outcroppings for preservation.

- Policy LU 22.2. Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use.

Justification: The existing utilities in the area along with the General Plan Circulation Element give reason as why this area should be considered for a change to MDR. The subject property is surrounded by existing MDR and has Nuevo Water Company and EMWD facilities within the adjacent streets. The circulation map shows several arterial roads connecting the surrounding area to the C-R designated land at Menifee Road and Nuevo Road. In addition, Menifee Road appears to create a boundary between the Rural Community designated area of the Lakeview/Nuevo Plan and the Community Development area lying west of Menifee Road.

- Policy LU 22.3. Ensure that development does not adversely impact the open space and rural character of the surrounding area.

Justification: The change from RC-LDR to MDR would not have an adverse impact to the open space or rural character of the area as the subject property is surrounded by MDR designations and is within close proximity a large C-R designated area. It has major general plan roads carrying traffic from other MDR properties through the area and is located within close proximity to the San Jacinto river, which will contain trails and open space for pedestrian travel and recreation to the area residents. The project will also contain its own open space and trail amenities which will ultimately connect to the Regional Trail on Pico Avenue. Furthermore, the project will be developed in conformance with the design guidelines and regulations of the Lakeview/Nuevo Area Plan.

- Policy LU 22.4. Encourage clustered development where applicable on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5 acre lots; however, for sites located adjacent to Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

Justification: Clustering for the subject property would not be feasible as the area is already subdivided into smaller parcels (less than 10 acres). However, per this policy, the project would qualify for clustering due to its proximity to other Community Development Foundation Component land.

- Policy LU 22.5. Encourage parcel consolidation.

Justification: This area is already surrounded by MDR or C-R designated land as well as existing MDR developments. Parcel consolidation would not be appropriate for this immediate area.

- Policy LU 22.6. Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character.

Justification: The subject property is located in an area surrounded by MDR development and arterial roads. On several surrounding developments the County is encouraging trails, recreations and other typically suburban amenities, which is contradictive to this policy.

- Policy LU 22.7. Small scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:
 - The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
 - The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major highway.
 - The proposed use may not be located within 2 miles of a Commercial land use designation.
 - The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.
 - The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone.

Justification: The subject property is located less than a half-mile from the largest assemblage of commercial land in the Lakeview/Nuevo area plan (approx. 152 acres). It is connected to this commercial hub by Menifee Road and Pico Avenue, both major arterial roads. This development trend resembles that of the Commercial Development Foundation Component, not Rural Community, and does not warrant small rural commercial zoned areas.

- Policy LU 22.8. An amendment from the rural Community Foundation Component that meets the following criteria may be considered an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:
 - This amendment shall be located within a city's sphere of influence area.
 - This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
 - There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
 - This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

Justification: The subject property meets 3 out of four of these criteria, the exception being it is not located within a City's sphere of influence. The subject property is within an area dominated by lots that are less than 20,000 square feet (both existing and entitled). Sewer and water infrastructure is provided by Eastern Municipal Water District and Nuevo Water Company respectively. The subject property is also processing a Tentative Tract (TR31374) concurrently with this Foundation Change.

- PAR#1432 County Concerns. As part of the overall General Plan process, this project submitted a Pre-Application Review approximately 1 year ago. As part of this review, the County issued comments as it relates to the proposed Tentative Tract Map and the surrounding area. In the PA 1432 comment letter dated May 27, 2015, the County had two main concerns:

- Concern #1. While the proposed project is bordered by Medium Density Residential and Commercial Retail Land Designations to the south, the increased density of the proposed project may impact adjacent areas to the north and west that are currently designated and zoned for lower intensity developments.

Response: In response to this comment and in accordance with the guidelines set forth in the Lakeview/Nuevo Area Plan, the project is proposing additional buffering along the north side of the project. This area will incorporate drainage facility improvements as well as open space/recreational uses providing pedestrian circulation between Menifee Road and Palomar. The buffer area will provide over 80 additional feet of open space along the south side of Central Avenue. Along the west side, the proposed project will also buffer the existing residence with open space and larger lots. A large water quality area will be located next to the residence on Central Avenue and larger lots (Lots 1, 4, & 48) are proposed immediately adjacent to existing residences. In addition, the lots on all three sides of the tract will either front or side to the streets and open space areas providing for increased visibility and safety of the perimeter streets and trail areas.

- Concern #2. The proposed open space intended for recreation may not meet the County standard of five (5) acres per 1,000 residents. As presented, the proposed project would have approximately 250 residents (3.21 residents x 78 units) which would require 1.25 acres of dedicated recreation space.

Response: Since the PAR comments, the project has been revised to increase the open space areas, which in turn reduced the overall lot count. The revised project contains 75 lots (241 residents) and contains over 2 acres of combined passive and active open space/park area along the south side of Central Avenue.

Summary

In summary, the subject property is located within an area of RC-LDR designated land, in the Lakeview/Nuevo Area Plan. The immediate area surrounding it is predominately MDR and is less than ½ mile from the largest Commercial Retail designated area in the Lakeview/Nuevo Area Plan.

Menifee Road, which is designated in the Circulation Element as Urban Arterial is a natural delineation between rural and suburban areas, with the rural area located on the east side of Menifee Road and the suburban area to the west.

In addition to Menifee Road, Pico Avenue, and Central Avenue, both secondary arterials in the general plan, also traverse the immediate area. The roads connect the MDR designated land to the south and west to the commercial area located to the north on Nuevo Road. The eventual traffic that this circulation pattern will generate is not compatible with that of a "rural community".

Lastly, the proposed project (TR37134) would contain larger lot and open space buffers to the few existing residences to the north and west, in conformance with the guidelines of the Lakeview/Nuevo Area Plan. The project contains lots which front or side the perimeter of the entire project, offering increased safety and street visibility.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on September 8, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the members considered the Foundation Component request and felt that given the proximity of a similar development to the site, this change would be appropriate. Although not under consideration at this stage, an accompanying implementing subdivision map is concurrently, but

separately being reviewed by staff (TR37134). The GPAC had a question regarding what level of amenities/parks should be provided in conjunction with this project. Staff responded that they would review the project and require an appropriate level of amenities to be included, as well as require adherence to the Quimby Act for park dedications.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural Community (RC) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Low Density Residential (LDR) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North and West–Low Density Residential (LDR);
East and South-Medium Density Residential (MDR) |
| 6. Existing Zoning Classification: | R-A-½ (Residential Agriculture) |
| 7. Surrounding Zoning Classifications: | North and West–R-A-½ (Residential
Agriculture); East and South-R-T (Mobile Home
Subdivision & Mobile Home Parks) |
| 8. Existing Land Use: | Vacant Land |
| 9. Surrounding Land Uses: | Vacant Land, Residential, and Agriculture |
| 10. Project Size (Gross Acres): | 40 |

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1183 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site **is not** located within:
 - a. A City sphere of influence; or
 - b. A MSHCP criteria cell or conservation boundary; or
 - c. An airport influence area; or
 - d. An agricultural preserve or area of farmland importance; or
 - e. A half-mile of a fault line and fault zone; or
 - f. A special flood hazard area.
3. The project site **is** located within:
 - a. The Lakeview/Nuevo/Romoland/Homeland CSA (No. 146); and
 - b. Adjacent to the Perris CSA (No. 89); and
 - c. The March Air Reserve Base AIA; and
 - d. A very fire hazard area; and

- e. A local fire responsibility area for fire protection services.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.5

GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy) –

APPLICANT: Marcus Richard – ENGINEER/REPRESENTATIVE: United Engineering Group – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential Agriculture (R-A) – LOCATION: South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Menifee Road – PROJECT SIZE: 18.39 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) to Medium Density Residential (MDR), on two parcels, totaling 18.39 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctima.org – APNs: 309-060-001 and 309-060-004.

II. GPAC ACTION:

Motion by Mr. Brownyard; second by Mr. Cousins.

APPROVED BY ALL MEMBERS TO MOVE FORWARD.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

GPA 01183

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Richard Marcus

Contact Person: Richard Marcus E-Mail: rmarcus@westernskiesgroup.com

Mailing Address: 14175 Rancho Vista Bend
Rancho Santa Fe Street 92130
City CA State ZIP

Daytime Phone No: (303) 881-5289 Fax No: (303) 770-7383

Engineer/Representative Name: United Engineering Group

Contact Person: Beau Cooper E-Mail: bcooper@unitedeng.com

Mailing Address: 10602 Trademark Pkwy, Suite 509
Rancho Cucamonga Street 91730
City CA State ZIP

Daytime Phone No: (909) 466-9240 x203 Fax No: (480) 705-5376

Property Owner Name: Richard Marcus

Contact Person: Richard Marcus E-Mail: rmarcus@westernskiesgroup.com

Mailing Address: 14175 Rancho Vista Bend
Rancho Santa Fe Street 92130
City CA State ZIP

Daytime Phone No: (303) 881-5289 Fax No: (303) 770-7383

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 FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

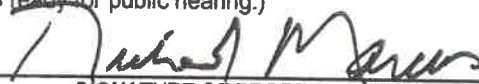
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am ~~we are~~ the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Richard Marcus

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 309-060-001 & 309-060-004

Approximate Gross Acreage: 18.39

General location (nearby or cross streets): North of Porter Street, South of Central Avenue, East of Palomar Road, West of Menifee Road.

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): Low Density Residential

Proposed General Plan Land Use Designation(s): Medium Density Residential

General Plan Policy Area(s) (if any): None

Existing Zoning Classification(s): R-A

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

See attached Foundation Amendment Narrative

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). (e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): _____

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	Southern California Edison		X
Gas Company	Southern California Gas Company		X
Telephone Company	Verizon		X
Water Company/District	Nuevo Water Company	X	

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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?	
Sewer District	Eastern Municipal Water District	Yes	No
		X	

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Dry utilities located in adjacent subdivision (+/- 200')

Water & Sewer located in perimeter streets (no offsites required)

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) (http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

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 5/9/16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

See attached Foundation Amendment Findings

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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.

APPLICATION INFORMATION

Applicant Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Engineer/Representative Name: _____

E-Mail: _____

Street

State

ZIP

Fax No: (____) _____

E-Mail: _____

Street

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Form 295-1071 (05/17/16)

Planning Our Future... Preserving Our Past

P updated
APP. dated
5/17/16
↓

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.

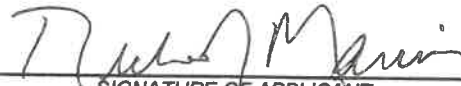
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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 Marcus

PRINTED NAME OF APPLICANT



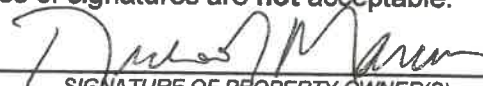
SIGNATURE OF APPLICANT

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.

Rich



SIGNATURE OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the application is for a change of zone, attach a separate sheet that references the application number and signatures of all persons having an interest in the property.

PROPERTY INFORMATION

Assessor's Parcel Number(s): 309-060-001 & 309-060-004

Section: 26 Township: 4S Range: 3W

Approximate Gross Acreage: 18.39

General location (nearby or cross streets): North of Porter Street, South of Central Avenue, East of Palomar Road, West of Menifee Road.

APPLICATION FOR CHANGE OF ZONE

City

State

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an auth
behalf, an
Departme

d by the owner(s) indicating authority to sign on the owner(s)'s
'wet-signed" signatures must be submitted to the Planning
public hearing.)

*updated APP.
page 2 of 3
dated 5/17/16*

SIGNATURE OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPE

Assessc

Approxim

General

✓

_____, South of

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Pg 808, Grid F1/F2

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):


Change of Zone, concurrent with a GPA/Foundation Change, from RC-LDR (~~R-A~~) to MDR (~~R-4~~)

zone change from R-A to R-4

Related cases filed in conjunction with this request:

GPA/Foundation Change (GPA01183) and TR37134

PAR01432, TR 33692



see attached page

APPLICATION FOR CHANGE OF ZONE

_____, East of _____, West of _____

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

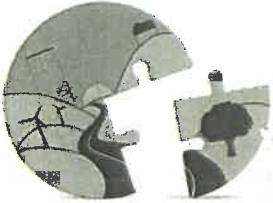
Related cases filed in conjunction with this request:

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016

*updated
APP.1 page 3 of 3
dated 5/17/16*

↓ ↓



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 37134 DATE SUBMITTED: 8/31/16

APPLICATION INFORMATION

Applicant's Name: Richard Marcus E-Mail: rmarcus@westernskiesgroup.com

Mailing Address: 14175 Rancho Vista Bend

Rancho Santa Fe CA 92130
City State ZIP

Daytime Phone No: (303) 881-5289 Fax No: (303) 770-7383

Engineer/Representative's Name: United Engineering Group E-Mail: bcooper@unitedeng.c

Mailing Address: 10602 Trademark Pkwy, Suite 509

Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 466-9240 x203 Fax No: (480) 705-5376

Property Owner's Name: Richard Marcus E-Mail: same as above

Mailing Address: same as above

City State ZIP

Daytime Phone No: () Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Richard Marcus

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 Marcus

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): 309-060-001 & 309-060-004

Section: 26 Township: 4S Range: 3W

Approximate Gross Acreage: 18.39

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Porter Street, South of Central Avenue, East of Palomar Road, West of Menifee Road.

Thomas Brothers map, edition year, page number, and coordinates: 808/F1 & F2

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):

Project proposed to subdivide 18.39 acres into 75 single family residential lots.

Related cases filed in conjunction with this request:

Change of Zone & Foundation Change/General Plan Amendment (GPA01183)

PAR01432

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). GPA01183 (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: Geotech, Bio, Archeo

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: _____

Estimated amount of fill = cubic yards _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of _____, South of _____, East of _____, West of _____.

SUBDIVISION PROPOSAL:

Map Schedule: A
Number of existing lots: _____
Planned Unit Development (PUD): Yes No
Number of proposed non-developable lots (excluding streets): 2
Minimum Developable Lot Size: 5000~~0~~
Number of proposed developable lots: 75
Vesting Map: Yes No
Subdivision Density: 4.08 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): _____

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import _____ Export _____ Neither _____

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

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) 5,000 min 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) *Daniel Marin* Date 7/8/16
Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16

*updated
APP.*

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:		
Project Description:		
Proposed Project Consists of, or includes:		YES NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments 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 type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Land area is based on acreage disturbed		
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.	

old App.

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/Chtp_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.

Old APP.

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.	

Old App.

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.

Old App.



**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 Richard Marcus hereafter "Applicant" and Richard Marcus "Property Owner".

Description of application/permit use:

Change of Zone & TTM

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.

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

- 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): 309-060-001 & 309-060-004

Property Location or Address:

Southwest corner of Central Avenue & Menifee Road

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Richard Marcus Phone No.: (303) 881-5289

Firm Name: _____ Email: _____

Address: 14175 Rancho Vista Bend

Rancho Santa Fe, CA 92130

3. APPLICANT INFORMATION:

Applicant Name: Richard Marcus Phone No.: (303) 881-5289

Firm Name: _____ Email: rmarcus@westernskiedgroup.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: *Richard Marcus* Date: 7/8/16
Print Name and Title: Richard Marcus

Signature of Property Owner: *Richard Marcus* Date: 7/8/16
Print Name and Title: Richard Marcus

Signature of the County of Riverside, by *DM Hill* Date: 8/31/16
Print Name and Title: DM Hill LU Tech

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>E207919, TR37134, EA42945, EA</u>
Set #:	<u>CC007072</u> Application Date: <u>8/31/16</u>



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: 8/9/16 PARCELS/LOTS: 75
TRACT/PARCEL MAP #: TM 37134 ZONING: _____
APN: 309-060-001,004 MAP SCHEDULE: _____

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE Nuevo Water Company WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 8/8/2016.
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO Eastern Municipal Water District 08/09/2016 000001
SEWER SYSTEM AS PER LETTER DATED 7/27/2016 ESTHER0004
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, 771930 *90.00
DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE #1181 *90.00
CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS:

A Phase I Environmental Site Assessment (ESA) study may be required. Based on the Information provided from the Phase I ESA, a Phase II ESA may be required. Written clearance from the Industrial Hygiene (IH) program shall be required. Please note that a noise study may be required at the discretion of IH. Please contact IH at (951)955-8980.

[Signature]
ENVIRONMENTAL HEALTH SPECIALIST

Received by: [Signature]

Harris, Dionne

From: Harris, Dionne
Sent: Friday, January 4, 2019 8:58 AM
To: 'Brandt, Jeff@Wildlife'
Cc: Ingel, Claire@Wildlife; Baez, Ken
Subject: RE: CDFW comments on GPA No 1183, CZ07919, TR37134 SCH# 2001812104 (Meade Valley)

Hi Jeff,

The MND does speak to the state permits for 1600 permit that will be required. There are jurisdictional features on the site, but there is no riparian habitat.

"The Project will result in temporary impacts to approximately 0.38 acre of Regional Board and CDFW jurisdiction associated with the roadside ditch, none of which supports wetlands/ riparian habitat. As noted above, the Project will construct a new roadside ditch along the northern edge of Central Avenue from the western edge of development project to Pico Avenue. The constructed ditches will result in a net increase in Regional Board and CDFW jurisdiction compared with the existing condition, and as such the temporary impacts to the regards to Corps jurisdiction. In addition, the Project will permanently impact 0.03 acre of Regional Board jurisdiction (including 0.02 acre of wetlands) and 0.12 acre of CDFW riparian, all of which are associated with the isolated ditch located in the southern portion of the Project site. However, due to the isolated and degraded nature of the man-made ditch, impacts to the ditch would be less than significant."

Thank you,

Dionne Harris, MArch
Urban Regional Planner II
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92501
(P):951-955-6836
(F):951-955-1811
email: dharris@rivco.org
Website: <http://planning.rctlma.org>

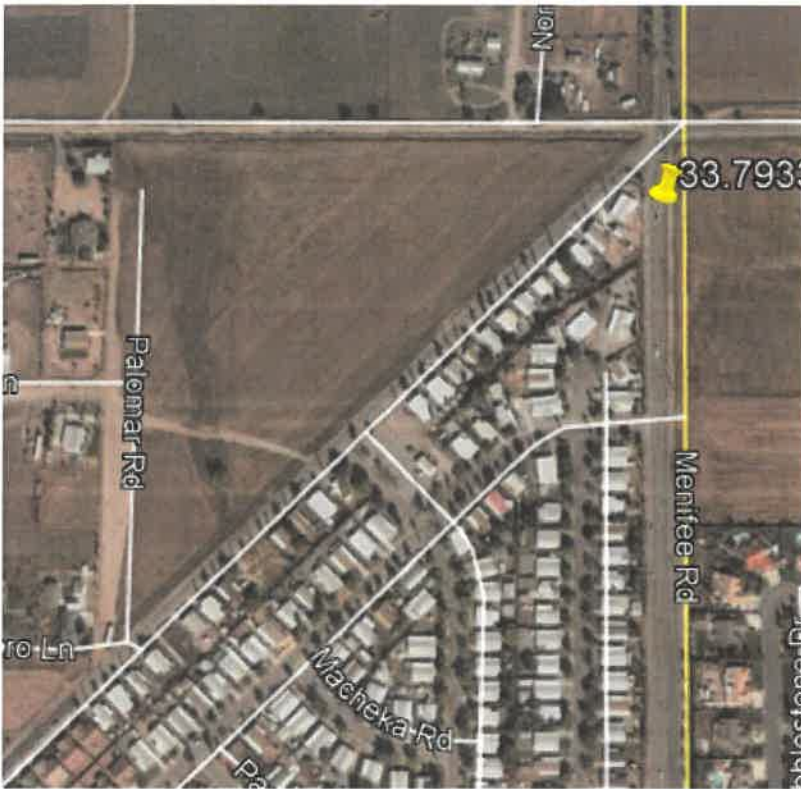


How are we doing? Click the Link and tell us

From: Brandt, Jeff@Wildlife [mailto:Jeff.Brandt@wildlife.ca.gov]
Sent: Thursday, January 3, 2019 4:02 PM
To: Harris, Dionne <DHarris@RIVCO.ORG>
Cc: Ingel, Claire@Wildlife <Claire.Ingel@wildlife.ca.gov>; Brandt, Jeff@Wildlife <Jeff.Brandt@wildlife.ca.gov>
Subject: CDFW comments on GPA No 1183, CZ07919, TR37134 SCH# 2001812104 (Meade Valley)

Good afternoon Dionne.

I'm reviewing the MND for the General Plan Amendment No. 1183 (CZ07919 and TR37134) SCH# 2001812104 in Meade Valley. The document does not reference streams or surface flow, yet the project description includes three basins consisting of 1.9 acres. I checked the attached CD and did not find survey information, a jurisdictional delineation, or references to other information that will assist in identifying (and eventually permitting) project impacts. I believe the project site is depicted in the aerial photo below. Is the information we received the entirety of the CEQA disclosure?



Thank you,
Jeff Brandt
Habitat Conservation
California Department of Fish and Wildlife
3602 Inland Empire Blvd, Suite C-220
Ontario, CA 91764
Phone (909) 987-7161
Fax (909) 481-2945
Email jeff.brandt@wildlife.ca.gov

Every Californian should conserve water. Find out how at:



SaveOurWater.com · Drought.CA.gov

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Richard Marcus ("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 309-060-001 and 309-060-004 ("PROPERTY"); and,

WHEREAS, on May 31, 2016, PROPERTY OWNER filed an application for General Plan Amendment No. 1183 and on August 31, 2016, PROPERTY OWNER filed an application for Tract No. 37134 and Change of Zone No. 7919 ("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:
Richard Marcus
14175 Rancho Vista Bend
Rancho Santa Fe, CA 92130

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

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

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

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
~~Juan Perez~~ **CHARISSA LEACH**
~~Assist.~~ Riverside County TLMA Director/Interim Planning Director

Dated: _____

PROPERTY OWNER:
Richard Marcus

By: 
Richard Marcus

Dated: 3/27/17

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK 10/2/17
DATE

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.

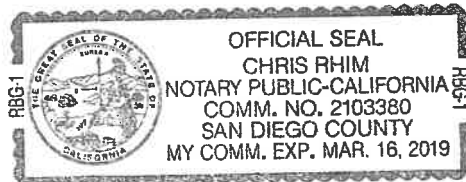
State of California
County of SAN DIEGO)

On March 25, 2017 before me, Chris Rhim, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Richard Gregory Marcus,
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 a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 1183, CHANGE OF ZONE NO. 7919, and TENTATIVE TRACT MAP NO. 37134 – Intent to Adopt a Mitigated Negative Declaration – EA42945 – Applicant: Richard Marcus – Engineer/Representative: United Engineering Group – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Rural Community – Low Density Residential (RC-LDR) (½ acre minimum lot size) – Location: Southerly of Central Avenue, northwesterly of Porter Street, and easterly of Palomar Road – 18.36 Gross Acres – Zoning: Planned Residential (R-4) – **REQUEST: General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) to Community Development: Medium Density Residential (CD-MDR) (2 – 5 Dwelling Units Per Acre). A Change of Zone from Residential Agricultural (R-A) to Planned Residential (R-4). A Schedule “A” Tentative Tract Map to subdivide two (2) existing vacant lots composed of 18.36 acres into 73 single family residential lots. APNs: 309-060-001 and 309-060-004.**

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JANUARY 16, 2019**
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 Dionne Harris at (951) 955-6836 or email at dharris@rivco.org, or go to the County Planning Department's Director's Hearing 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 Director 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 Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 05, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07919/GPA01183/TR37134 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

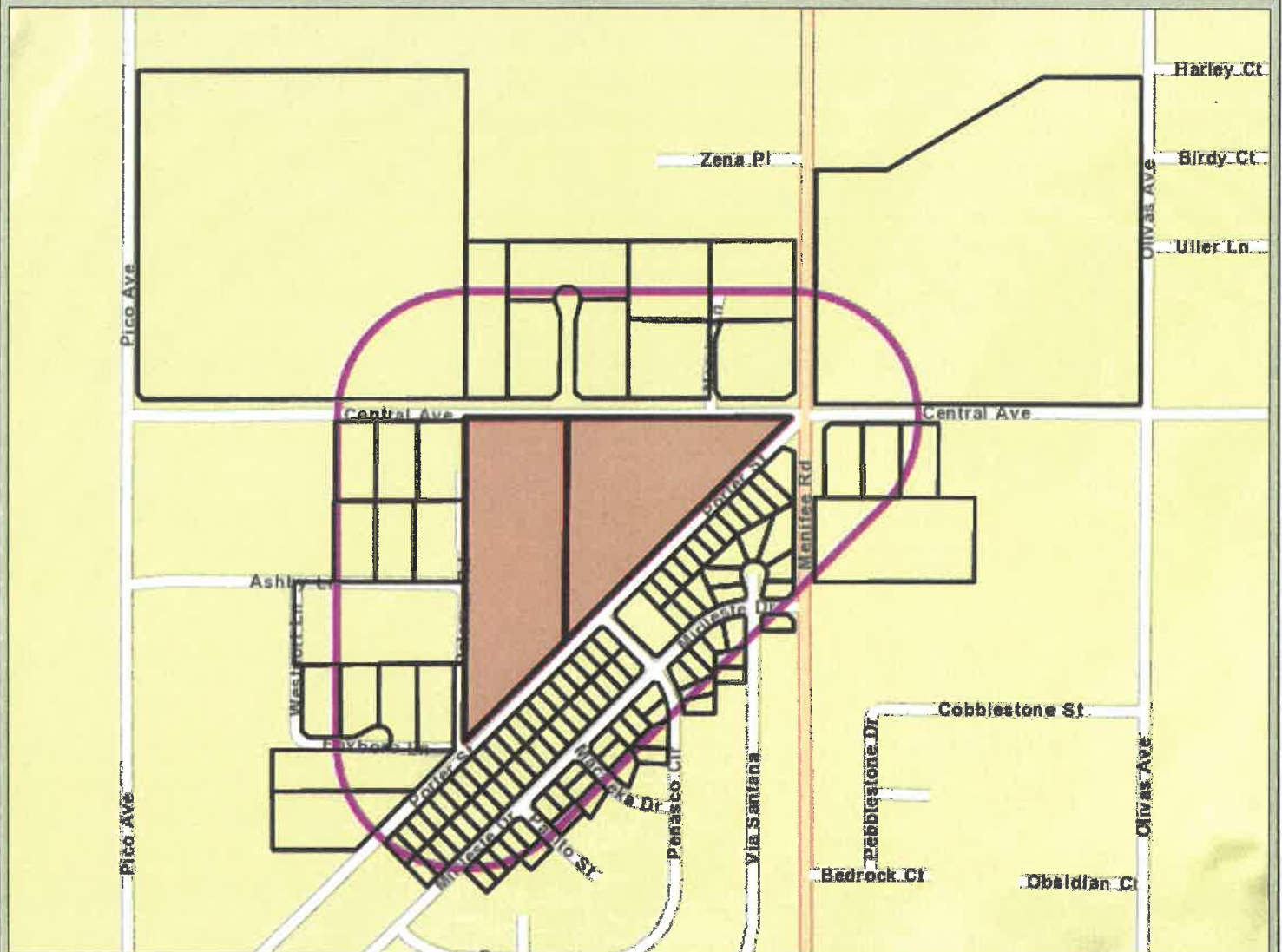
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ07919 / GPA01183 / TR37134 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 752 1,505 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... 7/5/2018 2:39:02 PM

© Riverside County RCIT

309060004
RICHARD MARCUS
14175 RANCHO VISTA BEND
SAN DIEGO CA 92130

309050014
JOSE F RODRIGUEZ
MARGARITA RODRIGUEZ
22633 PALOMAR RD
NUEVO CA. 92567

309050017
RAMIRO HERNANDEZ
ANA BERTHA HERNANDEZ
22771 PORTER ST
NUEVO CA 92567

309050023
ISABEL C CHAIDEZ
ARMANDO GONZALES LARA
P O BOX 1378
NUEVO CA 92567

309390018
LILIA SIMON
22843 MIRILESTE DR
NUEVO CA. 92567

309391001
JORGE LOPEZ ORTIZ
CARMEN LOPEZ ORTIZ
22846 MIRILESTE DR
NUEVO CA. 92567

309262020
JENNIFER L MCGRATH
22835 MIRILESTE DR
NUEVO CA. 92567

309050027
MIGUEL H PIMENTEL
GUADALUPE PIMENTEL
29898 VIA PUESTA DEL SOL
TEMECULA CA 92591

309263015
HABITAT FOR HUMANITY HEMET SAN JACINTO
328 N STATE ST D
HEMET CA 92543

309050034
LOURDES FRANCO
28650 FOXBORO LN
NUEVO CA. 92567

309251021
ANGELINA GONZALEZ
22610 VIA SANTANA
NUEVO CA. 92567

309251010
JOSE JUAN ORTEGA
GUADALUPE MACIAS CORTEZ
22620 PORTER RD
NUEVO CA. 92567

309251018
ELIONEL BÓTELLO
ROSA CORNEJO MEZA
22625 VIA SANTANA
NUEVO CA. 92567

309251020
CARRIE CHRISTINE COX
JAMIE LEE COX
10542 GREENBRIER RD
SANTA ANA CA 92705

309262012
GARY HINDS
ANN E HINDS
22716 PORTER RD
NUEVO CA. 92567

309262016
IRIS L GERWELS
CHERYL A MILLER
C/O C/O CHERYL MILLER
3082 E ORIOLE WAY
CHANDLER AZ 85286

309251001
EDNA D HERMAN
22530 PORTER RD
NUEVO CA. 92567

309262011
LINDA LINNETT
22710 PORTER RD
NUEVO CA. 92567

309261008
ANGELINA ARAMBULA
22730 MIRILESTE DR
NUEVO CA. 92567

309254004
ANGELO COMAS
MARIA ELENA COMAS
22215 ROSARY AVE
NUEVO CA 92567

309253001
GAVINO L HORTA
22705 MIRILESTE DR
NUEVO CA. 92567

309262015
ADRIAN PADILLA
30300 COBURN CIR
MENIFEE CA 92584

309254008
LUCY IBARRA
22600 MIRILESTE DR
NUEVO CA. 92567

309252004
SMITH BETTY J REVOCABLE LIVING TRUST
BETTY J SMITH
22691 MIRILESTE DR
NUEVO CA. 92567

309262017
CHRISTINA FUNG
16 MANCERA
RANCHO SANTA MARGARITA CA 92688

309261002
AMALIA GARCIA
22755 PENASCO CIR
NUEVO CA. 92567

309050021
ADRIAN GONZALEZ
SUSANNA GONZALEZ
28690 ASHBY LN
NUEVO CA. 92567

309254010
JOSE GARCIA SANTOS
4420 MORGAN AVE
LOS ANGELES CA 90011

309262008
JORGE L MENDEZ
MEREDITH MENDEZ
21921 OLEANDER AVE
PERRIS CA 92570

309262014
JOSE R RAMIREZ
GRECIA C RAMIREZ
22730 PORTER ST
NUEVO CA. 92567

309254003
CHRISTINE A FRIKKEN
DAVID FRIKKEN
KATHLEEN FRIKKEN

309261009
RUTH FRANKLIN
29296 ULLER LN
NUEVO CA 92567

22710 PENASCO CIRCLE
NUEVO CA 92567

309261005
MARIA G CHAIDEZ
28858 MACHEKA DR
NUEVO CA. 92567

309262023
JOSHUA DUNSON
CHRISTINA MARIE BRANDON
22813 MIRILESTE DR
NUEVO CA. 92567

309262002
MIGUEL GARCIA GONZALEZ
SANDRA GARCIA SANDOVAL
22725 MIRILESTE DR
NUEVO CA. 92567

309262003
JOSE R RAMIREZ
22739 MIRILESTE DR
NUEVO CA. 92567

309261001
ISAIAH ARAMBULA
22741 PENASCO CIR
NUEVO CA. 92567

309262007
FRANK EDWARD BENNETT
CHERLYN HURDLE
LAURETTA KNOWLES

6161 PRISCILLA DR
HUNTINGTON BEACH CA 92647

309262018
GERARDO HERNANDEZ
22758 PORTER ST
NUEVO CA. 92567

309050035
JOSE LUIS ORTEGA
28670 FOXBORO LN
NUEVO CA. 92567

309262004
SIMMS KAREN L LIVING TRUST
KAREN L SIMMS
C/O C/O KAREN L SIMMS
22755 MIRILESTE DR
NUEVO CA. 92567

309261007
LIDIA HERNANDEZ
28820 MACHEKA DR
NUEVO CA. 92567

309261006
RAFAEL PAZ BRAVO
LEONILA TORRES PAZ
28840 MACHEKA DR
NUEVO CA. 92567

309262005
LORENZO CORDOBA
22767 MIRILESTE DR
NUEVO CA. 92567

309262024
SALVADOR OCAMPO
22805 MIRILESTE DR
NUEVO CA. 92567

309262006
PEGGY L MCNITT
22781 MIRILESTE DR
NUEVO CA. 92567

309251003
CARLOS MENARD
22550 PORTER ST
NUEVO CA 92567

309252003
JOSE G SERRANO
MAURETT E MORALES
22806 MIRILESTE DR
NUEVO CA 92567

309050022
MARIA D CALVILLO
EFRAIN CALVILLO PONCE
28700 ASHBY LN
NUEVO CA. 92567

309251015
MARICELA GUADALUPE RANGEL
PO BOX 2401
PERRIS CA. 92572

309254009
ANGELO COMAS
MARIA ELENA COMAS
22215 ROSARY AVE
NUEVO CA 92567

309251007
JOSE LUIS LUNA
P O BOX 589
HOMELAND CA 92548

309251022
JUDI A ALCARAZ
22620 VIA SANTANA
NUEVO CA. 92567

309251019
LAURA S JONES
22615 VIA SANTANA
NUEVO CA. 92567

309251009
MANUEL SANDOVAL
ROSA MARIA SANDOVAL
22610 PORTER RD
NUEVO CA. 92567

309251005
JON NOLAN HERNANDEZ
22570 PORTER RD
NUEVO CA. 92567

309251023
EFREN LOPEZ
MARIA LOPEZ
31357 BROWN ST
NUEVO CA. 92567

309252002
MANUEL F RODRIGUEZ
22670 PORTER RD
NUEVO CA. 92567

309160010
ROBERTO HERNANDEZ HERNANDEZ
1450 UNIVERSITY AVE NO P
RIVERSIDE CA 92507

309251006
NEREIDA DUARTE
22580 PORTER RD
NUEVO CA. 92567

309254006
KAREN S VINCENT
22650 MIRILESTE DR
NUEVO CA. 92567

309050036
FERNANDO DIAZ
DEIDA DIAZ
28690 FOXBORO LN
NUEVO CA. 92567

309251008
JOSE J GONZALEZ
BLANCA D GONZALEZ
22600 PORTER RD
NUEVO CA. 92567

309251013
ROBERT N CHADE
P O BOX 7193
CAPISTRANO BEACH CA 92624

309262009
JON PORTER
KATHY A SHELLITO
22696 PORTER RD
NUEVO CA. 92567

309251011
ELOY AYALA V
LAURA MURO G
22630 PORTER RD
NUEVO CA. 92567

309254007
JORGE SANDOVAL
ADOLFO SANDOVAL
556 OPAL
HEMET CA 92543

309050037
STEVEN WILK
RACHEL DOWLING
22675 PALOMAR RD
NUEVO CA. 92567

309251016
FRANCISCO JAVIER CHAVE MADRIGAL
24729 MARS CT
MORENO VALLEY CA 92553

309255001
SUZANNE WINBORNE
29275 SAN JACINTO RD
NUEVO CA 92567

309251002
TODD T GUSS
31090 OAK VALLEY DR
HOMELAND CA 92548

309251014
MARY L RUISCH
P O BOX 393
NUEVO CA 92567

309254005
NADINE A BRADY
PO BOX 1340
NUEVO CA 92567

309251017
JUAN JOSE AGUIRRE
CONCEPCION MARIA DUBON
22635 VIA SANTANA
NUEVO CA. 92567

309253002
ISAAEL RUBALCABA
22715 PENASCO CIR
NUEVO CA. 92567

309254002
TIMOTHY GOODFIELD
22720 PENASCO CIR
NUEVO CA. 92567

309262013
JORGE LUIS LOPEZ
22722 PORTER ST
NUEVO CA 92567

309262001
IGNACIO ALTAMIRANO
ANDRES ALTAMIRANO
22711 MIRILESTE DR
NUEVO CA. 92567

309251012
ROBERT N CHADE
27055B CAMINO DE ESTRELLA
CAPISTRANO BEACH CA 92624

309252001
GILBERT HERNANDEZ
MARY HERNANDEZ
22680 PORTER RD
NUEVO CA. 92567

309251004
MELODY FAJARDO
22560 PORTER ST
NUEVO CA. 92567

309262010
BRIAN M HALLER
COLLEEN D HALLER
22702 PORTER RD
NUEVO CA. 92567

309263001
VALERIE T GIBSON
28811 MACHEKA DR
NUEVO CA. 92567

309040012
RIGOBERTO CHAVEZ VALENCIA
808 CHESLEY AVE APT A
RICHMOND CA 94801

309040021
MIGUEL H PIMENTEL
GUADALUPE PIMENTEL
29898 VIA PUESTA DEL SOL
TEMECULA CA 92591

309040008
KEVIN THANH DOAN
PAULINE LAN DOAN
PO BOX 8338
HUNTINGTON BEACH CA 92615

309070006
MARSHALL E REDDING
2530 ATLANTIC AVENUE B
LONG BEACH CA 90806

309040022
MIGUEL H PIMENTEL
GUADALUPE PIMENTEL
29898 VIA PUESTA DEL SOL
TEMECULA CA 92591

309040020
MIGUEL H PIMENTEL
GUADALUPE PIMENTEL
29898 VIA PUESTA DEL SOL
TEMECULA CA 92591

309040013
LUIS C RODRIGUEZ
ALICIA Y RODRIGUEZ
3630 TEMESCAL AVE
NORCO CA 92860

309060001
RICHARD MARCUS
14175 RANCHO VISTA BEND
RANCHO SANTA FE CA 92130

309263031
JOSE G SERRANO
MAURETT E MORALES
22806 MIRILESTE DR
NUEVO CA. 92567

309040023
CHRISTOPHER M MORLEY
AMBER L CRAIG
P O BOX 474
NUEVO CA 92567

309160024
JOSE S OCAMPO
ESTHER S OCAMPO
29165 CENTRAL AVE
NUEVO CA 92567

309040014
TRAVIS JOHN DORR
NICOLE AMBER WELLS
22467 NORRIS LN
NUEVO CA. 92567

309050019
SUSAN BAIL ADAMS
DAVID G ADAMS
STEPHAN H ADAMS

22871 PORTER ST
NUEVO CA. 92567

309390002
ROMINALDO L DATO
CHRISTINA J DATO
22836 PORTER RD
NUEVO CA. 92567

309160023
ARNEL SORIANO
ANA SORIANO
29023 CENTRAL AVE
NUEVO CA. 92567

309262022
BENJAMIN OLMOS
GRICELDA IVETTE BECERRA
28955 LAKEVIEW AVE
NUEVO CA 92567

309390004
HUBERT BENITEZ
22852 PORTER RD
NUEVO CA. 92567

309050026
MIGUEL H PIMENTEL
GUADALUPE PIMENTEL
29898 VIA PUESTA DEL SOL
TEMECULA CA 92591

309390001
OMAR LEANOS
MARIA G LEANOS
22812 PORTER RD
NUEVO CA. 92567

309040028
ROBERT J MORRISON
EDNA K MORRISON
P O BOX 113
NUEVO CA 92567

309263030
ANA MARGARITA TORRES
22814 MIRILESTE DR
NUEVO CA. 92567

309263029
SALVADOR TORRES
MARIA DEL CARMEN TORRES
28826 PASITO ST
PERRIS CA 92567

309263016
JOSE R ORDAZ
VIRGINIA A ORDAZ
28827 PASITO ST
NUEVO CA. 92567

309390003
IGNACIO DIAZ
SOCORRO GARCIA
22844 PORTER RD
NUEVO CA. 92567

309390017
VERONICA CHAIREZ
22851 MIRILESTE DR
NUEVO CA. 92567

309390014
NADA BENIGNI
PO BOX 79
NUEVO CA 92567

309391003
2018 1 IH BORROWER
C/O C/O INVITATION HOMES
1717 MAIN ST STE 2000
DALLAS TX 75201

309391002
DANIEL OCHOA
SIRIA OCHOA
22854 MIRILESTE DR
NUEVO CA. 92567

309390016
CONNER J B JONES
ANITA M JONES
45293 MIRAMONTE ST
TEMECULA CA 92592

309390015
OMAR BROWN
SREYMACH BROWN
22867 MIRILESTE DR
NUEVO CA. 92567

309262019
J RICARDO CAMACHO
22766 PORTER ST
NUEVO CA. 92567

309050025
KEITH MARTIN
28677 CENTRAL AVE
PERRIS CA. 92571

309160025
IGNACIO ALVAREZ
29165 CENTRAL AVE
NUEVO CA. 92567

309390005
KENNETH G BOBO
22860 PORTER RD
NUEVO CA. 92567

309262021
ALBERTO MARQUEZ SANDOVAL
MIRTHA G MARQUEZ
ALBERTO MARQUEZ

22827 MIRILESTE DR
NUEVO CA. 92567

309263014
LILIANA R RUVALCABA
660 MOUNTAIN AVE
PERRIS CA 92570

309390013
NADA BENIGNI
P O BOX 79
NUEVO CA 92567

309390006
ROSA FLORES
22868 PORTER RD
NUEVO CA. 92567

309263002
ARTEMISA QUINTERO
28825 MACHEKA DR
NUEVO CA. 92567

309263003
NOE A PLACITO
MARIA E PLACITO
28837 MACHEKA DR
NUEVO CA. 92567

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

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

77-588 El Duna Court, Suite H
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.
GPA01183, CZ07919 and TR37134 /EA42945**

Project Title/Case Numbers

Dionne Harris (951)955-6836
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Richard Marcus 14175 Rancho Vista Bend, San Diego, CA 92130
Project Applicant Address

The project site is located on southerly of Central Avenue, northerly of Porter Street, easterly of Palomar Road, and west of Menifee Road.
GENERAL PLAN AMENDMENT NO. 1183, CHANGE OF ZONE NO. 7919, and TENTATIVE TRACT MAP NO. 37134 – General Plan Foundation Component
from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC:
LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units Per Acre). A Change of Zone from
Residential Agricultural (R-A) to Planned Residential (R-4). A Schedule 'A' subdivision to divide two existing vacant lots composed of 18.36 acres into 73 single
family residential lots.

Project Description
This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 09/19/18, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$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 Title Date Urban Planner 01/16/18

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42962 ZCFG06333

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00047048)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Richard Marcus

**County of Riverside
Trans. & Land Management Agency**



14175 Rancho Vista Bend
San Diego, Ca 92130

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00047048	05/21/2018	05/21/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06312	0451 - CF&W Trust ND/MND	\$2,280.75
SUB TOTAL		\$2,280.75

REFERENCE NUMBER	FEE NAME	TOTAL
TR37134	0500 - SUPPLEMENTAL DEPOSIT LMS Surcharge	\$195.28
	0790 - SUPPLEMENTAL DEPOSIT	\$9,763.97
SUB TOTAL		\$9,959.25

TOTAL **\$12,240.00**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06312	08/31/2016	08/31/2016	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06312	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$50.00

TOTAL **\$50.00**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211