



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

MARCH 6, 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
Chief Deputy
County Counsel

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

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

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

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

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36730 – Applicant: Christopher Development Group – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – El Sobrante Policy Area – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 103.62 Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – Approved Project Description: Schedule "A" subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three (3) water quality detention basins, one (1) park site, one (1) sewage lift station, and 17 open space lots – APNs: 270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36730, extending the expiration date to May 24, 2022. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

NONE

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

3.1 GENERAL PLAN AMENDMENT NO. 1215, CHANGE OF ZONE NO. 7928, and TENTATIVE TRACT MAP NO. 37027 – Intent to Adopt a Mitigated Negative Declaration – EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) – Location: Northerly of Lake Elsinore, southerly of Santiago Canyon Road, westerly of Interstate 15, and westerly of Mayhew Canyon – 8.1 gross acres – **REQUEST:** A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD-VLDR) to Medium Density Residential (CD-MDR). A Change of Zone from Rural Residential (R-R) to General Residential (R-3). A Tentative Tract Map for a Schedule "A" subdivision of 8.1 gross acres into 16 single family residential lots, one (1) passive park, open space area, and one (1) water quality basin. Continued from February 20, 2019. Project Planner: Brett Dawson at (951) 955-9072 or email at bdawson@rivco.org.

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

- 4.1 CONDITIONAL USE PERMIT NO. 3781 – Exempt for the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) – EA43066 – Applicant: Laurie Barnes – Engineer: Lawrence McDermott RCE/PLS – Owner: Rainbow Enterprises, Inc. – Third Supervisorial District – Hemet-San Jacinto Zoning District – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Highway 74, westerly of Cordoba Drive, and easterly of California Avenue – 5.27 Gross Acres – Zoning: Mobile-home Subdivisions and Mobile-home Parks (R-T) – **REQUEST:** Conditional Use Permit No. 3781 to re-establish a trailer and boat storage area for recreational vehicles on an approximate 5.27 acre parcel (“Project”). The Project also includes 250 recreational vehicle trailer storage spaces. The Project site would be paved with a decomposed granite material. No further improvements or construction is proposed for the parcel. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

5.0 WORKSHOPS:**NONE****6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****7.0 DIRECTOR’S REPORT****8.0 COMMISSIONERS’ COMMENTS**



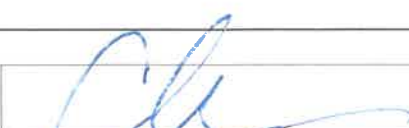
COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: March 6, 2019

PROPOSED PROJECT

Case Number(s):	TR36730E01	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest		Christopher Development Group
Zoning Area/District:	Lake Mathews District		c/o Bill Holman
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		
APNs:	270-050-026, 270-160-001, 270-060-010, 270-170-009, 010, 011, 270-180-010, and 285-020-006		 Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map for TR36730 to subdivide 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots. The project is located North of El Sobrante Road and East of McAllister Street.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36730**, extending the expiration date to May 24, 2022, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 36730 was originally approved at Planning Commission on March 2, 2016. It proceeded to the Board of Supervisors along with General Plan Amendment No. 1127 and Change of Zone No. 7844 where all applications were approved on May 24, 2016.

The First Extension of Time was received December 13, 2018, ahead of the expiration date of May 24, 2019. The applicant and the County discussed conditions of approval and reached consensus on January 8, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (January 8, 2019) indicating the acceptance of the seven (7) recommended conditions.

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

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include two separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is six years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the two separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This 1st extension will grant 3 years and the remaining number of years available to extend this tentative map after this approval will be 3 years. If a future 2nd EOT is submitted, the map could be extended to a May 24, 2025 expiration.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 24, 2022. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed prior to map expiration on May 24, 2022.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

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

1st EOT for TR36730

Vicinity Map



Notes

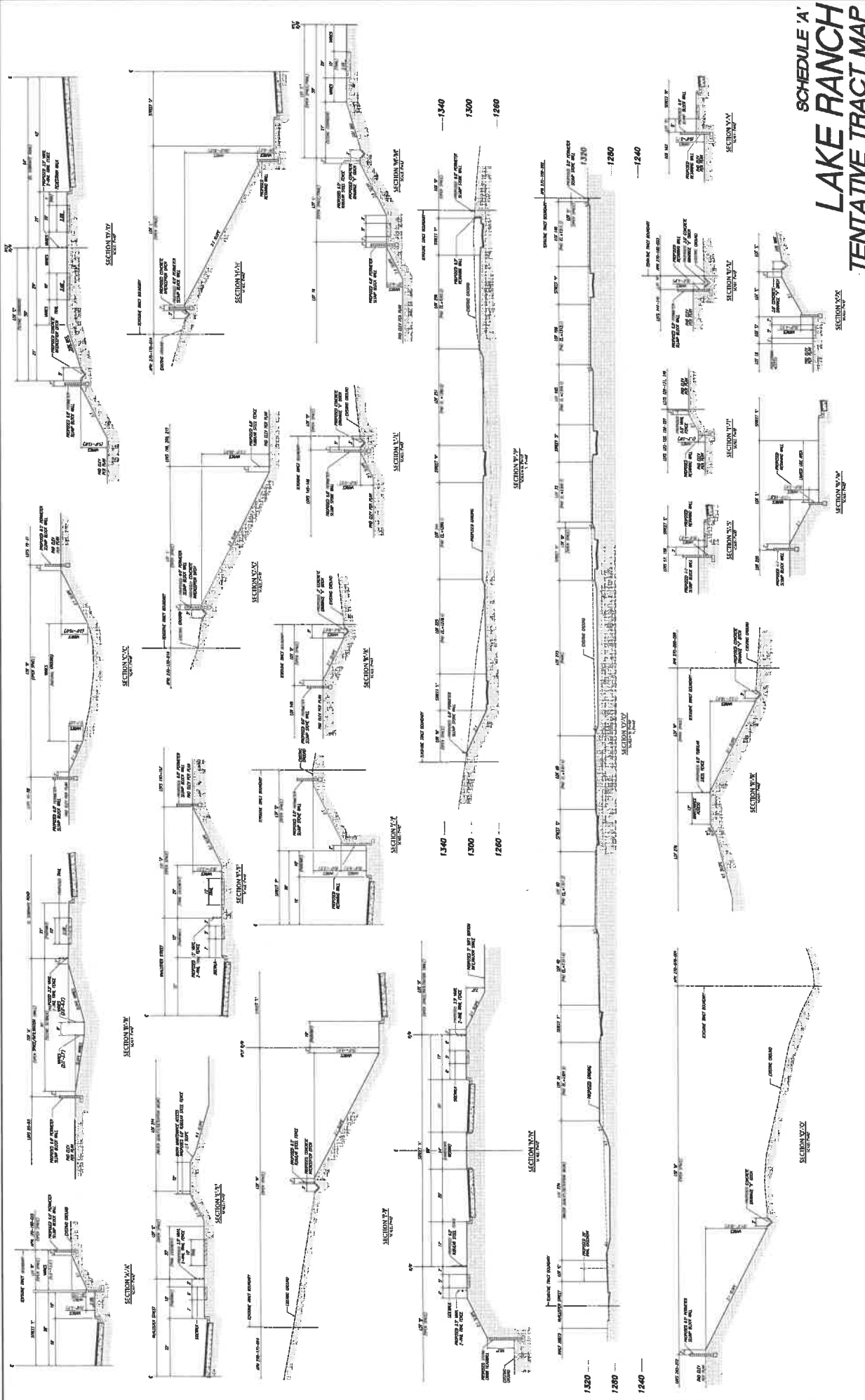
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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.



0 752 1,505 Feet

REPORT PRINTED ON... 2/8/2019 12:39:09 PM

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SCHEDULE 'A'
LAKE RANCH
TENTATIVE TRACT MAP
TENTATIVE TRACT NO. 36730
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SHEET 4 OF 6

DATE	DESCRIPTION

PREPARED BY:
MDS
 CONSULTANTS
 11111 BROADWAY, SUITE 200
 RIVERSIDE, CALIFORNIA 92504

PREPARED FOR:
CHRISTOPHER HOMES

UNIVERSITY MICROFILMS

Extension of Time Environmental Determination

Project Case Number: TR36730
 Original E.A. Number: EA42710
 Extension of Time No.: 1st EOT
 Original Approval Date: May 24, 2016
 Project Location: North of El Sobrante Road and East of McAllister Street
 Project Description: a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 6,000 sq. ft. to 20,149 sq. ft., three water quality detention basins, one park site, one sewage lift station, and 17 open space lots.

On May 24, 2016, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 2/8/19
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Bill Holman <bholman@plcland.com>
Sent: Tuesday, January 08, 2019 8:48 AM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for TR36730 1st EOT

Gabriel,

This email will serve to indicate Christopher Development Group's formal acceptance of seven additional conditions of approval, identified in and attached to your December 18, 2018 email correspondence as:

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

Thank you for your assistance with this application.

Bill Holman

Vice President, Land Development
Christopher Development Group
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92660
bholman@plcland.com
Office 949.721.8200
Direct 949.729.1221
Fax 949.729.1214
christopher-homes.com

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Tuesday, December 18, 2018 5:29 PM
To: Bill Holman <bholman@plcland.com>
Subject: Recommended Conditions for TR36730 1st EOT

Attn: Christopher Development Group
c/o Bill Holman
23 Corporate Plaza Drive, Suite 246
Newport Beach, CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 36730.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by

name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

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

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

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

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

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

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

Gabriel Villalobos
 Riverside County Planning
 4080 Lemon Street 12th Floor
 Riverside, CA 92501
 951-955-6184



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County of Riverside California

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT (cont.)

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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

Comments: RECOMMND SGONZALE 20150127
DRAFT SGONZALE 20150127
TR36730

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

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

Comments: RECOMMND SGONZALE 20150127
DRAFT SGONZALE 20150127
TR36730

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

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

Comments: RECOMMND SGONZALE 20150127
DRAFT SGONZALE 20150127
TR36730

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

Comments: RECOMMND SGONZALE 20150127
DRAFT SGONZALE 20150127
TR36730

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE (cont.)
Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

Comments: RECOMMND SGONZALE 20150127
DRAFT SGONZALE 20150127
TR36730

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 13 0010-BS-Grade-MAP - SLOPE SETBACKS (cont.)

Comments: RECOMMND SGONZALE 20150127
DRAFT SGONZALE 20150127
TR36730

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - BUILD & SAFETY

The applicant shall obtain the required building permit(s)
for the proposed sewage lift station prior to construction.

Comments: RECOMMND RKLAAREN 20140822
TR36730

E Health

E Health. 1 0010-E Health-USE - NOISE STUDY

Noise Consultant: Urban Crossroads
41 Corporate Park Suite 300
Irvine CA 92606

Noise Study: Lake Ranch Tract 36730, Noise Study 09043-11
dated December 9, 2014

Based on the County of Riverside, Industrial Hygiene
Program's review of the aforementioned Noise Study,
TR36730 shall comply with the recommendations set forth
under the Industrial Hygiene Program's response letter
dated February 10, 2015. c/o Steve Hinde.

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

Comments: RECOMMND KAKIM 20150618
DRAFT KAKIM 20150618
TR36730

E Health. 2 0010-E Health-USE - WMWD WATER & SEWER

TR36730 is proposing potable water and sanitary sewer
service from WMWD. 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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

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

Comments: RECOMMND DABRAHA1 20160222
DRAFT DABRAHA1 20160222
RECOMMND MMARTIN 20160111
DRAFT MMARTIN 20160111
RECOMMND MMARTIN 20160107
DRAFT MMARTIN 20151229
TR36730

Flood. 5 0010-Flood-MAP INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

Comments: RECOMMND MMARTIN 20160107
DRAFT MMARTIN 20151229
TR36730

Flood. 6 0010-Flood-MAP INCREASED RUNOFF CRITERIA

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6 0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)
through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> $LOW\ LOSS = .9 - (.8 \times \%IMPERVIOUS)$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)

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

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

Comments: RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807
TR36730

Planning. 9 0010-Planning-MAP - ORD NO. 659 (DIF)

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Comments: RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807
TR36730

Planning. 10 0010-Planning-MAP - PDA04857R3 ACCEPTED

County Archaeological Report (PDA) No 4857R2, submitted for this project (TR36730) was prepared by Brian F. Smith, Claire Allen, Jennifer R. Kraft, of Brian F. Smith and

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-MAP - PDA04857R3 ACCEPTED (cont.)

Associates and is entitled: "A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR36730, Riverside County, California," dated January 05, 2015.

This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant January 28, 2015.

Revised County Archaeological Report (PDA) No. 4857r3 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated February 10, 2015. This report was received on March 18, 2015 and accepted by the County Archaeologist on the same day.

(PDA) No 4857r3 concludes that as all resources located on the property have been evaluated as non-significant and the proposed development will not represent a significant adverse impact to cultural resources.

(PDA) No 4857r3 recommends that due to the potential that buried archaeological materials may be present, a cultural resources Mitigation Monitoring and Reporting program (MMRP) should be included as a condition of approval for this project.

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

Comments: RECOMMND HTHOMSON 20150318
TR36730

Planning. 11 0010-Planning-MAP - PDP01465

County Paleontological Report (PDP) No. 1465 submitted for this case (TR36730), was prepared by George Kennedy of Brian F. Smith and Associates and is entitled:

"Paleontological Resource Impact Assessment for the Citrus Heights II Project Site, unincorporated Riverside County, California" dated January 22, 2015.

PDP01465 concluded:

1. Based on the plutonic nature of the mixed granodiorite and gabbro bedrock across the northern portion of the project site and the deep pedogenic soils in the southern portion, it is highly unlikely that fossiliferous deposits are present.

PDP01465 recommended:

1. No paleontological resource monitoring is recommended for the proposed project.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-MAP - PDP01465 (cont.)

PDP01465 satisfies the requirement for a Paleontological Resources Assessment for this project (TR36730). PDP01465 is hereby accepted for TR36730.

Comments: RECOMMND HTHOMSON 20150318
DRAFT HTHOMSON 20150318
TR36730

Planning. 12 0010-Planning-MAP - REQUIRED MINOR PLANS

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

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

Comments: RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807
TR36730

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-1 and R-4 zone and DESIGN GUIDELINES within the R-4 area.
- b. The front yard setback is 20 feet and may be varied up to 25% for front entry garages pursuant to DESIGN GUIDELINES within the R-4 zone area. The minimum front yard setback for side-entry garages shall not be less than 15 feet within the R-4 zone area.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet for R-1 zone area and 60 feet for R-4 zone area.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 7,200 square feet for the R-1 zone area and 3,500 square feet for the R-4 zone area.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

Comments: RECOMMND DABRAHA1 20160222
DRAFT DABRAHA1 20160222
RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807
TR36730

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-MAP - ROADS OPEN DURING CONSTR (cont.)

Planning. 14 0010-Planning-MAP - ROADS OPEN DURING CONSTR

Continued vehicular access shall be maintained along El Sobrante Road and/or McAllister Street during construction of improvements to these roadways. Full lane closures are not permitted.

Comments: RECOMMND RBRADY 20160223 TR36730

Planning. 15 0010-Planning-MAP - SUBMIT BUILDING PLANS

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

Comments: RECOMMND RBRADY 20160216 DRAFT DABRAHA1 20140807 TR36730

Planning. 16 0010-Planning-MAP - UNANTICIPATED RESOURCES

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

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

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

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)

with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

Comments: RECOMMND HTHOMSON 20150318 TR36730

Planning. 17 0010-Planning-MAP - WATER CONSUMPTION

To reduce water consumption and the associated energy-usage, the Project will be designed to:

-Reduce outdoor water use by 30%, consistent with Riverside County Ordinance No. 859.

-Reduce indoor water use by 20% consistent with Division 4.3 of the 2013 CalGreen Residential Mandatory Measures.

This condition implements mitigation measure GG-2.

Comments: RECOMMND RBRADY 20160216 TR36730

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.

Comments: RECOMMND RBRADY 20160216 DRAFT DABRAHA1 20140807 TR36730

Planning. 19 0010-Planning-USE - GEO02432

County Geologic Report GEO No. 2432, submitted for the project TR36730 was prepared by Petra Geotechnical, Inc. It is entitled: "Response to Riverside County planning Department, Review Comments #2, Tentative Tract 36730, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection of El Sobrante Road and Mcallister Street, County of Riverside, California", dated November 13, 2015. In addition, Petra Geotechnical Inc. submitted the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 0010-Planning-USE - GEO02432 (cont.)
following:

"Geotechnical EIR-Level Assessment, Tentative Tract 36730, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection of El Sobrante Road and Mcallister Street, County of Riverside, California", dated October 27, 2014.

"Feasibility/Due-diligence Geotechnical Assessment, Lake Ranch Project, Approximately 100-Acre Site Located East of the Intersection Of El Sobrante Road and Mcallister Street, County of Riverside, California" dated July 31, 2013.

These documents are herein incorporated into GEO02432.

GEO02432 concluded:

- 1.No portion of the area of proposed construction is located within the boundaries of an "Earthquake Fault Zone".
- 2.The probability of surface rupture is considered very low.
- 3.There is a low potential for liquefaction and is susceptible to subsidence.
- 4.The potential for gross or surficial slope instability will be reduced to a less than significant level.
- 5.Onsite near-surface soils are classified as "non-expansive soils".
- 6.The probability of flooding from a tsunami is considered nil.
- 7.A seismically-induced failure of the Lake Mathews Dam facility when the dam basin is filled to capacity could cause extensive flooding in the southern portions of the project.
- 8.Groundwater is not anticipated to affect the proposed development.

GEO02432 Recommended:

- 1.Evacuation plans in the event of a failure of the Lake Mathews Dam are addressed in the County of Riverside General Plan.
- 2.The existing ground surface should be over-excavated and the excavated material replaced a properly compacted, engineered fill.

GEO No. 2432 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 0010-Planning-USE - GEO02432 (cont.)

GEO No. 2432 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Comments: RECOMMND DWALSH 20151117
DRAFT DWALSH 20151117
TR36730

Planning. 20 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.

Comments: RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807
TR36730

Planning. 21 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21 0040-Planning-MAP - CONCEPTUAL PHASE GRADING
(cont.)

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.

Comments: RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807
TR36730

Planning. 22 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.

Comments: RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807
TR36730

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.

Comments: RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807
TR36730

Planning-All. 2 0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - DEFINITIONS (cont.)

all capitals in the attached conditions of Tentative

Tract Map No. 36730 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36730, Amended No. 1, dated 9/24/15.

CONCEPTUAL LANDSCAPING = Tentative Tract Map No. 36730, Exhibit L, dated 12/30/14.

DESIGN GUIDELINES = Tentative Tract Map No. 36730, Exhibit D, dated 12/30/14.

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

Comments: RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807
TR36730

Planning-All. 3 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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

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

Comments: RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807
TR36730

Planning-All. 4 0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is a Schedule A subdivision of 103.62 acres into 272 residential lots ranging in size from 5,400 sq. ft. to 27,015 sq. ft., three water quality detention basins, one 2.18-acre park site, one sewage lift station, and 17 open space lots.

Comments: RECOMMND RBRADY 20160216
DRAFT DABRAHA1 20140807 C000785553
TR36730

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - MSHCP UWIG

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - MSHCP UWIG (cont.)

other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

*Noise

Proposed noise generating land uses affecting the on-site mitigation areas or MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the on-site mitigation areas or MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans,

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - MSHCP UWIG (cont.)

resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

***Barriers**

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

***Grading/Land Development and/or Fuel Modification Activities**

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

Comments: RECOMMND LIMAGEE 20160115
TR36730

Transportation

Transportation. 1 0010-Transportation-MAP - BMP MAINT AND INSPECTION

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - BMP MAINT AND INSPECTION
(cont.)

Comments: RECOMMND REGRAML4 20151217
TR36730

Transportation. 2 0010-Transportation-MAP - COUNTY WEB SITE

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

Comments: RECOMMND REGRAML4 20151217
DRAFT REGRAML4 20150129
TR36730

Transportation. 3 0010-Transportation-MAP - 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.

Comments: RECOMMND REGRAML4 20151217
DRAFT REGRAML4 20150129
TR36730

Transportation. 4 0010-Transportation-MAP - 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.

Comments: RECOMMND REGRAML4 20151217
DRAFT REGRAML4 20150129
TR36730

ADVISORY NOTIFICATION DOCUMENT

Transportation

- Transportation. 5 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)
- Transportation. 5 0010-Transportation-MAP - LC 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.

Comments: RECOMMND MARHUGHE 20160112
DRAFT MARHUGHE 20160112
TR36730

- Transportation. 6 0010-Transportation-MAP - OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads

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Transportation

Transportation. 6 0010-Transportation-MAP - OFF-SITE PHASE (cont.)
to County maintained roads as approved by the
Transportation Department.

Comments: RECOMMND REGRAML4 20151217
DRAFT REGRAML4 20150129
TR36730

Transportation. 7 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

Comments: RECOMMND REGRAML4 20151217
DRAFT REGRAML4 20150129
TR36730

Transportation. 8 0010-Transportation-MAP - SUBMIT FINAL WQMP

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 8 0010-Transportation-MAP - SUBMIT FINAL WQMP (cont.)
 a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

Comments: RECOMMND REGRAML4 20151217
 TR36730

Transportation. 9 0010-Transportation-MAP - WQMP ESTABL MAINT ENTITY

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

Comments: RECOMMND REGRAML4 20151217
 TR36730

Transportation. 10 0010-Transportation-MAP- TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 10 0010-Transportation-MAP- TS/CONDITIONS (cont.)
guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

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

La Sierra Avenue (NS) at:
SR-91 Westbound Ramps (EW)
SR-91 Eastbound Ramps (EW)
Indiana Avenue (EW)
Arizona Avenue (EW)
Victoria Avenue (EW)
McAllister Parkway (EW)
El Sobrante Road (EW)

McAllister Street (NS) at:
Driveway 1 (EW) - future intersection
"A" Street - future intersection
El Sobrante Road (EW)

Driveway 2 (NS) at:
El Sobrante Road (EW)

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

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

Comments: RECOMMND REGRAML4 20151217
DRAFT REGRAML4 20150326
TR36730

Plan: TR36730E01

Parcel: 270050026

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - WMWD WATER & SEWER Not Satisfied

Provide a current "Will-Serve" letter is required from the agency providing water and sewer service.

050 - E Health. 2 0050-E Health-MAP- LEA CLEARANCE Not Satisfied

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

050 - E Health. 3 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

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

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

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

050 - Fire. 2 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL Not Satisfied

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50. Prior To Map Recordation

Fire

- 050 - Fire. 2 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL (cont.) Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.
- 050 - Fire. 3 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.
- 050 - Fire. 4 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.
- 050 - Fire. 5 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.
- 050 - Fire. 6 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787
- 050 - Fire. 7 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied
Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic

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Parcel: 270050026

50. Prior To Map Recordation

Fire

050 - Fire. 7 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES (cont.) Not Satisfied

minimum 20 feet in width.(for roads with medians) Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 0050-Flood-MAP ADP FEES Not Satisfied

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50. Prior To Map Recordation

Flood

050 - Flood. 2 0050-Flood-MAP ADP FEES (cont.) Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

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

050 - Flood. 3 0050-Flood-MAP SUBMIT PLANS Not Satisfied

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

Planning

050 - Planning. 1 0050-Planning-MAP - AG PRES CANCEL (1) Not Satisfied

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1046, located with El Sobrante Agricultural Preserve No. 3, and shall have adopted a resolution disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."

050 - Planning. 2 0050-Planning-MAP - AG/DAIRY NOTIFICATION Not Satisfied

The land divider shall submit a detailed proposal for the

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50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - AG/DAIRY NOTIFICATION (cont.) Not Satisfied

notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 3 0050-Planning-MAP - CC&R RES POA COM. AREA Not Satisfied

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

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

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

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

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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50. Prior To Map Recordation

Planning

050 - Planning. 3

0050-Planning-MAP - CC&R RES POA COM. AREA (cont.)

Not Satisfied

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

Once approved, the copy and the original declaration of

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50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

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

050 - Planning. 4 0050-Planning-MAP - ECS NOTE DAM INUNDATION Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of Lake Mathews which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits.

050 - Planning. 5 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 6 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Proposed lots within the TENTATIVE MAP are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the

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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied

County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 7 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. 8 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

050 - Planning. 9 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. 10 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

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50. Prior To Map Recordation

Planning

050 - Planning. 10 0050-Planning-MAP - PREPARE A FINAL MAP (cont.) Not Satisfied
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. 11 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied
If a district, agency, or other authority is created to
collect Quimby Fees applicable to the project's area, the
land divider shall submit to the County Planning
Department - Development Review Division a duly and
completely executed agreement with this Quimby Fee
authorized organization which demonstrates to the
satisfaction of the County that the land divider has
provided for the payment of parks and recreation fees
and/or dedication of land for the TENTATIVE MAP in
accordance with Section 10.35 of County Ordinance No. 460.
If no such organization or authority is in effect at
map recordation, this condition shall not apply.

050 - Planning. 12 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until General Plan Amendment No.
1127 and Change of Zone No. 7844 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 designations and/or zones
ultimately applied to the property.

050 - Planning. 13 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 7,200 square feet net within the R-1 zone and 3,500
square feet net within the R-4 zone.

C. All lot sizes and dimensions on the FINAL MAP shall be
in conformance with the development standards of the
R-1 and R-4 zone, DESIGN GUIDELINES, and with the Riverside
County General Plan.

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Planning

050 - Planning. 13 0050-Planning-MAP - SURVEYOR CHECK LIST (cont.) Not Satisfied

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as numbered lots on the FINAL MAP.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - CONS ENTITY DEDICATION Not Satisfied

The areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting, shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

050 - Planning-EPD. 2 0050-Planning-EPD-MAP - CONSERVATION EASEMENT Not Satisfied

The applicant must record a conservation easement or deed restriction which covers the areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting. The easement or deed restriction shall be recorded in favor of a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

050 - Planning-EPD. 3 0050-Planning-EPD-MAP - ECS CONDITION Not Satisfied

The project 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-EPD. 4 0050-Planning-EPD-MAP - ECS REQUIREMENTS Not Satisfied

The constrained areas will conform to the areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area"

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Planning-EPD

050 - Planning-EPD. 4 0050-Planning-EPD-MAP - ECS REQUIREMENTS (cont.) Not Satisfied

(Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

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

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

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

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

Regional Parks and Open Space

050 - Regional Parks and Open Space 0050-Regional Parks and Open Space-MAP - OFFER OF DE Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

050 - Regional Parks and Open Space 0050-Regional Parks and Open Space-MAP - TRAIL MAINTENANCE Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on

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Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - TRAIL MAINTENANCE Not Satisfied
the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on El Sobrante Road and McAllister Street and so noted on the final map.

050 - Survey. 2 0050-Survey-MAP - 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-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

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

- (1) Landscaping along El Sobrante Road and McAllister Street.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

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

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Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc Not Satisfied

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

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

050 - Transportation. 2 0050-Transportation-MAP - 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. 3 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 4 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Street "L" (reserved lot) between street "H" and street "M" is designated privately maintained LOCAL ROAD and said road shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (along one side) within the 56' full-width easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5' concrete sidewalk (one side only) shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "P" and street "Y" (reserved lot) from street "U" to the southerly property line of Lot No. 133 are designated privately maintained LOCAL ROAD and said roads shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (along one side only) within the 56' full-width easement in accordance with County

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Transportation

050 - Transportation. 4 0050-Transportation-MAP - DEDICATIONS (cont.) Not Satisfied

Standard No. 105, Section "A", Ordinance 461. (36'/56').
The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'concrete sidewalk (one side only) shall be constructed adjacent to the right-of-way line within the 10' parkway.

All other interior streets (reserved lots) are designated LOCAL ROAD and said roads shall be improved with 36' full-width AC pavement, 6" concrete curb & gutter and 5' sidewalk within the 56' full-width easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56'). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "A" (reserved lot) is designated privately maintained ENTRY ROAD and said road shall be improved with 54' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 88' full-width easement in accordance with modified County Standard No. 103, Section "A" Ordinance 461.(54'/88'). Modified for increased AC improvement from 44' to 54' and increased right-of-way from 74' to 88'. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'sidewalk shall be constructed 6' from the right-of-way line within the 17' parkway.

Street "A" (reserved lot) along project boundary is designated privately maintained COLLECTOR ROAD and said road shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 78' full-width easement in accordance with modified County Standard No. 103, Section "A", Ordinance 461. (44'/78') Modified for increased right-of-way from 74' to 88', and location of sidewalk. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: A 5'sidewalk shall be constructed 6' from the right-of-way line within the 17' parkway.

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Transportation

050 - Transportation. 4 0050-Transportation-MAP - DEDICATIONS (cont.) Not Satisfied

050 - Transportation. 5 0050-Transportation-MAP - 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>

050 - Transportation. 6 0050-Transportation-MAP - 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. 7 0050-Transportation-MAP - 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 shall be improved within El Sobrante Road and McAllister Street.

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

050 - Transportation. 8 0050-Transportation-MAP - LC LNDSKP COMMON AREA M. Not Satisfied

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

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Transportation

050 - Transportation. 8 0050-Transportation-MAP - LC LNDSCP COMMON AREA M. Not Satisfied

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

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

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 9 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied

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

050 - Transportation. 10 0050-Transportation-MAP - PART-WIDTH Not Satisfied

El Sobrante Road (Public) along project boundary is a paved County maintained road designated ARTERIAL HIGHWAY and said road shall be improved with 59' part-width AC pavement, (43' on the project side and 16' on opposite side of the centerline), 8" concrete curb and gutter (project side), and sidewalk (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 104' part-width dedicated right-of-way (64' on the project side and 40' on the other side of the centerline) in accordance with County Standard No. 92,

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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 0050-Transportation-MAP - PART-WIDTH (cont.) Not Satisfied
Ordinance 461.

NOTE: 1. A raised curbed landscaped median shall be constructed at the center line. The project proponent may pay cash-in-lieu for the raised landscaped median.

2. A 10' sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.

*** NOTE: THIS CONDITION WAS MODIFIED BY THE PLANNING COMMISSION ON 03/03/2016 for 10' non-meandering sidewalk on El Sobrante Road ***

McAllister Street (Public) along project boundary is a paved County maintained road designated COLLECTOR ROAD and said road shall be improved with 34' part-width AC pavement, (22'on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter (project side), and sidewalk (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by Caltrans within the 70' part-width dedicated right-of-way (37' on the project side and 33' on the other side of the centerline) in accordance with County Standard No. 103, Ordinance 461.

NOTE: 1. A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway.

050 - Transportation. 11 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

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

or as approved by the Director of Transportation.

050 - Transportation. 12 0050-Transportation-MAP - 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. 13 0050-Transportation-MAP - 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.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 0050-Transportation-MAP - STREET NAME SIGN (cont.) Not Satisfied

050 - Transportation. 14 0050-Transportation-MAP - SUBMIT WQMP AND PLANS Not Satisfied

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

As indicated in the approval Preliminary WQMP approval letter, dated 12/15/2015 from CValdo Corporation, the following comments must be addressed in the Final WQMP.

1.The outlet structures for the three proposed water quality basins must be designed per "STD WQ501 or similar approved design" instead of using a STD CB110 drop inlet (as currently called out in the Preliminary WQMP exhibits). Also note that all construction details for constructing said outlet structures must be provided in the final storm drain/grading plans.

2.The dewatering analysis for Basin "A" included in Appendix 6 of the PWQMP (using the WQMP spreadsheets) does not match the "orifice pattern" proposed in the Preliminary WQMP exhibit and should not be included in the Final WQMP document. Please add language in the Final WQMP describing how the flood routing output file (presented in Appendix 7 "Hydromodification") was used to verify that the 100% of the VBMP for Basin "A" would dewater in no more than 72-hours and that 50% of Vbmp would drain in no less than 24 hours. This same approach may be used for Basins "B" and "C" to demonstrate that the 100% of the Vbmp will dewater in less than 72 hours.

050 - Transportation. 15 0050-Transportation-MAP - 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 0050-Transportation-MAP - UTILITY PLAN (cont.) Not Satisfied

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.

050 - Transportation. 16 0050-Transportation-MAP - WQMP MAINT DETERMINATION Not Satisfied

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

050 - Transportation. 17 0050-Transportation-MAP - WQMP REQMT ON FINAL MAP Not Satisfied

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

050 - Transportation. 18 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

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

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

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

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

60. Prior To Grading Permit Issuance

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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

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

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BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied
requirements of Ordinance 457.

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

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

060 - BS-Grade. 6 0060-BS-Grade-MAP - LOT TO LOT DRN ESMT Not Satisfied

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

060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE GDG ONUS 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.

060 - BS-Grade. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

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.

060 - BS-Grade. 12 0060-BS-Grade-MAP - SLOPE STABIL'TY ANLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 13 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 14 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

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BS-Grade

060 - BS-Grade. 14 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT (cont.) Not Satisfied
 stabilization of the site and permit final.

060 - BS-Grade. 15 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

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

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

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

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

E Health

060 - E Health. 1 0060-E Health-GRADE - ECP CLEARANCE Not Satisfied

DEH-ECP has reviewed the "Phase I Environmental Site Assessment and Limited Phase II Subsurface Investigation" prepared by Environ dated September 2013. Based on the information provided in the report and historic agricultural activity associated with the property additional soil sampling and analysis is required to evaluate for the presence of pesticides. The limited soil sampling conducted at the Site reported elevated levels of pesticides above the screening levels. Additionally, several of the reporting limits used by the laboratory were also above screening levels. The additional soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). If a human health risk assessment is performed it shall be evaluated by the Office of Environmental Health Hazard Assessment (OEHHA) before it is accepted by DEH-ECP. Cost for the evaluation shall be paid by the project proponent. For further information, please contact DEH-ECP at (951) 955-8980.

Fire

060 - Fire. 1 0060-Fire-MAP-#004 FUEL MODIFICATION Not Satisfied

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

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Fire

060 - Fire. 1 0060-Fire-MAP-#004 FUEL MODIFICATION (cont.) Not Satisfied

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

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

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

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract Map 36730 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

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

060 - Flood. 2 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

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

060 - Flood. 3 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within

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Flood

060 - Flood. 3 0060-Flood-MAP OFFSITE EASE OR REDESIGN (cont.) Not Satisfied

dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 4 0060-Flood-MAP PHASING Not Satisfied

If the map is built in phases, then each phase shall be protected from the 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (WQMP).

The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

060 - Flood. 5 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

060 - Flood. 6 0060-Flood-MAP SUBMIT PLANS Not Satisfied

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

Planning

060 - Planning. 1 0060-Planning-MAP - AG PRES CANCEL (2) Not Satisfied

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1046, located within El Sobrante Agricultural Preserve No. 3, and shall have adopted a resolution disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within

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Planning

060 - Planning. 1 0060-Planning-MAP - AG PRES CANCEL (2) (cont.) Not Satisfied
the 50. Series titled "MAP - AG PRES CANCEL (1)"

060 - Planning. 2 0060-Planning-MAP - BLASTING NOISE PLAN Not Satisfied

Prior to issuance of grading permits that include hard rock areas, a Blasting Noise and Vibration Monitoring and Abatement Plan shall be prepared and submitted to the County. The Blasting Noise and Vibration Monitoring and Abatement Plan shall include the following requirements:

-Pre-blasting inspections shall be offered to homes within 200 feet of the hard rock areas.

-Existing damage of each structure shall be documented.

-Post-blasting inspections shall be offered to assess new or additional damage to each residential structure once blasting activities have ceased.

-Traditional rock blasting methods shall not occur within 200 feet from any residential home. In these areas rock breaking must be performed with nonexplosive methods.

-Blasting mats shall be used whenever feasible to further reduce the noise from blasting activities.

-Nearby residential homes shall be notified via postings on the construction site 24 hours before the occurrence of major construction related noise and vibration impacts (such as grading and rock blasting) which may affect them.

-The County may impose conditions and procedures on the blasting operations as necessary. The construction contractor shall comply with these measures for the duration of the blasting permit. The County may inspect the blast site and materials at any reasonable time (pursuant to County of Riverside Ordinance No. 787).

This condition implements mitigation measure N-1

060 - Planning. 3 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. 4 0060-Planning-MAP - CONSTRUCTION HOURS Not Satisfied
Prior to approval of grading plans and/or issuance of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-MAP - CONSTRUCTION HOURS (cont.) Not Satisfied

building permits, plans shall include a note indicating that whenever a construction site is located within one-quarter (1/4) mile of an occupied residence or residences construction activities shall be limited 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. Exceptions to these standards shall be allowed only with the written consent of the building official.

This condition implements mitigation measure N-1

060 - Planning. 5 0060-Planning-MAP - CULTURAL RESOURCE PROF. Not Satisfied

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

060 - Planning. 6 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - FEE BALANCE (cont.) Not Satisfied
a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 7 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 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. 8 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 9 0060-Planning-MAP - IMPORT HAUL TRIPS Not Satisfied
Prior to issuance of grading permits, the Project Applicant shall identify a location for the importation of soil material. The County shall verify that a note is included on the grading plans indicating that two-way haul trips associated with any soil import activity shall be limited to the following:

-If the haul site location is one mile or less from the Project site, then daily haul trips shall be limited to 923 two-way trips.

-If the haul site location is three miles or less from the Project site, then daily haul trips shall be limited to 513 two-way trips.

-If the haul site location is five miles or less from the Project site, then daily haul trips shall be limited to 350 two-way trips.

-If the haul site location is ten miles or less from the Project site, then daily haul trips shall be limited to 204 two-way trips.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9 0060-Planning-MAP - IMPORT HAUL TRIPS (cont.) Not Satisfied

-If the haul site location is 15 miles or less from the Project site, then daily haul trips shall be limited to 138 two-way trips.

-If the haul site location is 20 miles or less from the Project site, then daily haul trips shall be limited to 102 two-way trips.

These notes also shall be specified in bid documents issued to prospective construction contractors. The construction contractor shall keep daily logs of all soil import-related haul trips to and from the Project site, and shall make these logs available to County staff for inspection upon request.

This condition implements mitigation measure AQ-3

060 - Planning. 10 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied

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

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

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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

060 - Planning. 11 0060-Planning-MAP - NOISE ABATEMENT PLAN Not Satisfied

A Noise Abatement Plan shall be prepared and submitted to the County for review and approval prior to issuance of grading permits. The plan shall depict the location of construction equipment and how the noise from this equipment will be reduced during construction of the Project through the use of such methods as:

-During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.

-The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the Project site (i.e., to the east) during all Project construction.

-In order to reduce nighttime noise level contributions, it is recommended that outgoing flatbed trailer loading occur during the daytime or evening hours before Project site delivery, and that the loaded trailer be parked near the driveway to the site. This will reduce the duration of equipment pick-up activity noise and increase the distance between the nearest noise receivers.

Plan: TR36730E01

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-MAP - NOISE ABATEMENT PLAN (cont.) Not Satisfied

-The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (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).

-No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties.

This condition implements mitigation measure N-1

060 - Planning. 12 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. 13 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1127 and Change of Zone No. 7844 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 14 0060-Planning-MAP - SCAQMD 403 NOTES Not Satisfied

The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving activities, grading, and equipment travel on unpaved roads.

Prior to grading permit issuance, the County shall verify that the following notes are included on the grading plan.

Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

-During grading activity, all construction equipment (>150 horsepower) shall be California Air Resources Board (CARB)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14 0060-Planning-MAP - SCAQMD 403 NOTES (cont.) Not Satisfied

Tier 3 Certified or better. The construction contractor shall keep a log of all construction equipment greater than 150 horsepower demonstrating compliance with this requirement, and the log shall be made available for inspection by Riverside County upon request.

-During construction activity, total horsepower-hours per day for all equipment shall not exceed 24,464 horsepower-hours per day. The construction contractor shall keep a log of all gas-powered equipment used during each day of construction, the number of hours each piece of equipment was used, and the total horsepower of all construction equipment used. These logs shall be made available for inspection by Riverside County upon request.

-During grading and ground-disturbing construction activities, the construction contractor shall ensure that all unpaved roads, active soil stockpiles, and areas undergoing active ground disturbance within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas by water truck, sprinkler system or other comparable means, shall occur in the mid-morning, afternoon, and after work has been completed for the day.

-Temporary signs shall be installed on the construction site along all unpaved roads and/or unpaved haul routes indicating a maximum speed limit of 15 miles per hour (MPH). The signs shall be installed before construction activities commence and remain in place during the duration of vehicle activities on all unpaved roads unpaved haul routes.

This condition implements mitigation measure AQ-2

060 - Planning. 15 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. 16 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 16 0060-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 103.62 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 17 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 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. 18 0060-Planning-MAP - SLOPE STABILTY RPRT Not Satisfied

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 18 0060-Planning-MAP - SLOPE STBILTY RPRT (cont.) Not Satisfied
Engineering Geologist for [his/he]r review and approval.
This report may be included as a part of a preliminary
geotechnical report for the project site.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - 30 DAY BUOW SURVEY Not Satisfied

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

060 - Planning-EPD. 2 0060-Planning-EPD- - BIOLOGICAL MONITORING Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities, fence installation, and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The work plan should also include
1 A survey to determine the presence of potential nesting least Bell's vireo on-site shall be conducted by a qualified biologist three (3) days before any grading or ground disturbance activity commences in the vicinity of Drainage B during the breeding season, and all results forwarded to the USFWS and CDFW.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD- - BIOLOGICAL MONITORING (cont.) Not Satisfied

2 The qualified biologist shall identify a 300-foot avoidance buffer from the habitat in Drainage B for construction occurring during the breeding season. If work is required within 300 feet during the breeding season, the biologist shall monitor all work to ensure no impacts occur to the least Bell's vireo. Written documentation shall be prepared and submitted to CDFW and/or USFWS on completion of construction during the breeding season to outline any monitoring activities.

3 Construction limits in and around least Bell's vireo habitat associated with Drainage B shall be delineated with flags and/or fencing prior to the initiation of any grading or construction activities to clearly identify the limits of the habitat and/or the 300-foot avoidance buffer during the breeding season.

4 Prior to grading and construction a training program shall be developed and implemented by the qualified biologist to inform all workers on the project about the listed species, its habitat, and the importance of complying with avoidance and minimization measures.

5 All construction work shall occur during daylight hours. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours determined by the County.

6 During any excavation and grading within or immediately adjacent to the 300-foot avoidance buffer for Drainage B, the construction contractors shall install properly operating and maintained mufflers on all construction equipment, fixed or mobile, to reduce construction equipment noise to the maximum extent possible. The mufflers shall be installed consistent with manufacturers' standards. The construction contractor shall also place all stationary construction equipment so that emitted noise is directed away from the least Bell's vireo habitat within Drainage B.

7 The construction contractor shall stage equipment in areas that will create the greatest distance between construction-related noise sources and Drainage B during all project construction occurring during the breeding season.

8 If the monitoring biologist determines that noise from

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD- - BIOLOGICAL MONITORING (cont.) Not Satisfied

the construction activities may be affecting the normal expected breeding behavior of the birds, the construction supervisor shall be informed and work within no less than 300 feet of construction areas shall be ceased until appropriate measures are implemented. This may include monitoring by a qualified acoustician to verify noise levels are below 60 dBA within the least Bell's vireo habitat. If the 60 dBA requirement is exceeded the acoustician shall make operational changes, utilize technology to reduce construction noise such as mufflers and/or install a barrier to alleviate noise levels during the breeding season. Installation of noise barriers and any other corrective actions taken to mitigate noise during the construction period shall be communicated to the USFWS and CDFW.

9 If after all corrective actions are implemented the monitoring biologists determine that the normal expected breeding behavior of the birds is being affected, work within no less than 300 feet shall be ceased and the USFWS and CDFW shall be contacted to discuss the appropriate course of action.

10 An awareness program shall be implemented to educate residents about the conservation values associated with the Drainage B open space.

The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

060 - Planning-EPD. 3 0060-Planning-EPD- - CONS ENTITY DEDICATION Not Satisfied

The areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting, shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

060 - Planning-EPD. 4 0060-Planning-EPD- - HMMP Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD- - HMMP (cont.) Not Satisfied

documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document titled "Determination of Biologically Equivalent or Superior Preservation" prepared by PCR Services Corporation and dated November 2015. There will be impacts to 1.16 acres of MSHCP Riparian/Riverine Areas. On-site mitigation proposed for the drainage impacts will be at a minimum 2:1 mitigation-to-impact ratio and includes 2.58 acres of mitigation, 1.50 acres within and adjacent to Drainage A and 1.08 acres adjacent to Drainage B. The mitigation will consist of enhancement and creation. The biologist shall provide a Habitat Mitigation and Monitoring Plan (HMMP) to the Planning Department/Environmental Programs Division (EPD) for review and approval. The HMMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

060 - Planning-EPD. 5 0060-Planning-EPD- - NESTING BIRD SURVEY 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 September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-Planning-EPD- - NESTING BIRD SURVEY (cont.) Not Satisfied

In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

060 - Planning-EPD. 6 0060-Planning-EPD- - PERM FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Riparian/Riverine Avoidance and Mitigation Area" (Lots A, B and M) on Lake Ranch Tentative Tract 36730 Open Space Lots Sheet 6 of 6, dated 9/21/2015 and prepared by MDS Consulting, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

Regional Parks and Open Space

060 - Regional Parks and Open Space-MAP - TRAIL PLAN A Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

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60. Prior To Grading Permit Issuance

Regional Parks and Open Space

060 - Regional Parks and Open Space-0060-Regional Parks and Open Space-MAP - TRAIL PLAN A Not Satisfied

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CREDIT/REIMBURSEMENT Not Satisfied

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

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

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

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT FINAL WQMP Not Satisfied

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

060 - Transportation. 3 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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

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

Otherwise, please submit required grading plan to the

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Transportation

060 - Transportation. 3 0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.) Not Satisfied
Transportation Department, Plan Check Section, 8th Floor,
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 4 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - CURATION OF COLLECTIONS Not Satisfied

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

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

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - CURATION OF COLLECTIONS (cont.) Not Satisfied

Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

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

070 - Planning. 2 0070-Planning-MAP - PHASE IV REPORT Not Satisfied

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

Regional Parks and Open Space

070 - Regional Parks and Open Space 0070-Regional Parks and Open Space-MAP - TRAIL GRADE Not Satisfied

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

070 - Regional Parks and Open Space 0070-Regional Parks and Open Space-MAP - TRAIL GRADE Not Satisfied

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with

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70. Prior To Grading Final Inspection

Regional Parks and Open Space

070 - Regional Parks and Open Space-0070-Regional Parks and Open Space-MAP - TRAIL GRADE Not Satisfied
a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT 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.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL 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 Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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

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

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

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

BS-Plan Check

080 - BS-Plan Check. 1 0080-BS-Plan Check-USE* - WASTE MNGEMNT PLAN Not Satisfied

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3. Identify diversion facilities where the construction and waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

Fire

080 - Fire. 1 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 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.

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

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

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER (cont.) Not Satisfied

West County- Riverside Office 951-955-4777

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Tract Map 36730 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

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

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

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

Planning

080 - Planning. 1 0080-Planning-MAP - BUILDING SEPARATION 2 Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2 0080-Planning-MAP - COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on approved DESIGN GUIDELINES.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - COLOR SCHEME (cont.) Not Satisfied

080 - Planning. 3 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 4 0080-Planning-MAP - CONSTRUCTION HOURS Not Satisfied

Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that whenever a construction site is located within one-quarter (1/4) mile of an occupied residence or residences construction activities shall be limited 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. Exceptions to these standards shall be allowed only with the written consent of the building official.

This condition implements mitigation measure N-1

080 - Planning. 5 0080-Planning-MAP - DAM INUNDATION DISCLOSUR Not Satisfied

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that all home deeds include a disclosure about the Project site's location within a dam inundation hazard area. Additionally, as part of future home sale documentation, the Project Applicant shall provide each new homeowner a copy of the Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)." Additionally, each new homeowner shall be provided with informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Mathews Dam.

080 - Planning. 6 0080-Planning-MAP - ENERGY DEMAND CALCS Not Satisfied

Prior to the issuance of building permits, the Project Applicant shall submit energy demand calculations to the County Planning Department demonstrating that the increment of the Project for which building permits are being

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Planning

080 - Planning. 6 0080-Planning-MAP - ENERGY DEMAND CALCS (cont.) Not Satisfied

requested would achieve a minimum 10% increase in energy efficiencies beyond 2013 California Building Code Title 24 performance standards. Representative energy efficiency/energy conservation measures to be incorporated in the Project would include, but would not be not limited to, those listed below (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that would reduce energy consumption and promote energy conservation would also be acceptable):

-Increase in insulation such that heat transfer and thermal bridging is minimized.

-Limit air leakage through the structure and/or within the heating and cooling distribution system.

-Use of energy-efficient space heating and cooling equipment.

-Installation of dual-paned or other energy efficient windows.

-Use of interior and exterior energy efficient lighting that exceeds the incumbent California Title 24 Energy Efficiency performance standards.

-Installation of automatic devices to turn off lights where they are not needed.

-Application of a paint and surface color palette that emphasizes light and off-white colors that reflect heat away from buildings.

-Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors.

-Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems.

-Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.

This condition implements mitigation measure AQ-1 and GG-1.

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Planning

080 - Planning. 7 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.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

080 - Planning. 8 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 9 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 Countywide Design Standards

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Planning

080 - Planning. 9 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied
and Guidelines and project specific DESIGN GUIDELINES.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

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Planning

080 - Planning. 9 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

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. 10 0080-Planning-MAP - INTERIOR NOISE MIT Not Satisfied

To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing El Sobrante Road and McAllister Street will require a Noise Level Reduction (NLR) of up to 27.1 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent Project Design Features:

Windows:

-All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.

-Lots 84 to 93 adjacent to El Sobrante Road will require upgraded second floor windows with a minimum STC rating of 31.

Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.

Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.

Attic: Attic vents should be oriented away from El Sobrante Road and McAllister Street. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed

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Planning

080 - Planning. 10 0080-Planning-MAP - INTERIOR NOISE MIT (cont.) Not Satisfied

when the room is in use. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall-to-wall carpeting over a conventional pad.

With the interior Project Design Features provided in this study, the proposed Lake Ranch (Tract No. 36730) is expected to meet the County of Riverside 45 dBA CNEL interior noise level standards for residential development.

A final noise study shall be prepared prior to obtaining building permits for the Project. This report would finalize the Project Design Features proposed in this study using the precise grading plans and actual building design specifications, and may include additional abatement, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level standard.

This condition implements mitigation measure N-3

080 - Planning. 11 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 dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

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. 12 0080-Planning-MAP - PARKING SPACES Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 13 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. 14 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 15 0080-Planning-MAP - TRASH ENCLOSURES Not Satisfied

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

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Planning

080 - Planning. 16 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 17 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 Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

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

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of

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Planning

080 - Planning. 17 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

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

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

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

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

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG Not Satisfied

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be

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Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG (cont.) Not Satisfied

accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

***Toxics**

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

***Lighting**

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

***Noise**

Proposed noise generating land uses affecting the on-site mitigation areas or MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the on-site mitigation areas or MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

***Invasives**

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

***Barriers**

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Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG (cont.) Not Satisfied

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

*Grading/Land Development and/or Fuel Modification Activities

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

080 - Planning-EPD. 2 0080-Planning-EPD-MAP - PERM FENCE INSTALLATION Not Satisfied

Prior to the issuance of a building permit, all biologically sensitive areas will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along El Sobrante and McAllister Street.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.

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Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc Not Satisfied
 (4) Street sweeping.

080 - Transportation. 2 0080-Transportation-MAP - ESTABLISH MAINT ENTITY Not Satisfied

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

080 - Transportation. 3 0080-Transportation-MAP - IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

080 - Transportation. 4 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

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

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cc Not Satisfied

- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CFD, 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. 5 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 0080-Transportation-MAP - LC LNDSCPNG PROJ SPECIFI Not Satisfied

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

1. El Sobrante Road and McAllister Street shall be maintained by a Landscape Maintenance District (LMD/CFD).
2. Water Quality and Detention Basins shall be landscaped sufficiently to provide filtration as required by WQMP.
3. Project shall not exceed 0.50ETO in County rights-of-way (ROW).
4. Project shall use County Standard Irrigation and Planting details.
5. Plans shall comply with Lake Matthews / Woodcrest Area Plan and El Sobrante Policy Area, including designated scenic highway for El Sobrante Road. Project shall provide riding and hiking trails along El Sobrante Road and McAllister Street to tie in to the County system of regional trails.

080 - Transportation. 7 0080-Transportation-MAP - TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

080 - Transportation. 8 0080-Transportation-MAP - TS/FAIR SHARE Not Satisfied

The traffic study for the project recommends a traffic signal for the intersection of McAllister Street (NS) at El Sobrante Road (EW). Since this intersection is not a covered facility in the County's DIF program, the project proponent shall pay its fair share towards the cost of a future traffic signal at the location. The traffic study calculated the project's percentage of new traffic to be 9.3%.

080 - Transportation. 9 0080-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of McAllister Street (NS) at Driveway 1 (EW) shall be improved to provide the following geometrics:

- Northbound: One shared through/right-turn lane
- Southbound: one left-turn lane, one through lane
- Eastbound: N/A
- Westbound: one shared left-turn/through lane - stop controlled

The intersection of Driveway 2 (NS) at El Sobrante Road

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Transportation

080 - Transportation. 9 0080-Transportation-MAP - TS/GEOMETRICS (cont.) Not Satisfied
(EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one shared left-turn /through lane - stop controlled
- Eastbound: one through lane and one shared through/right-turn lane
- Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 10 0080-Transportation-MAP-TS/CITY FAIR SHARE (MTR-2) Not Satisfied

Prior to the issuance of any building permits, the applicant shall approach the City of Riverside to pay standard traffic impacts fees for intersections within the City limits which are impacted by the project. The project proponent shall pay the standard traffic impacts fees in accordance with the fee schedule in effect at the time of building permit issuance. Receipt(s) and a letter for fees paid shall be provided to the County in order to pull building permit(s).

080 - Transportation. 11 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants. A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES (cont.) Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG 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 all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

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

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

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

1. Precise grade inspection.

a. Precise Grade Inspection can include but is not limited

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.) Not Satisfied
to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

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

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

Plan: TR36730E01

Parcel: 270050026

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION (cont.) Not Satisfied

090 - BS-Grade. 8 EOT1 - WQMP REQUIRED Not Satisfied

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

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

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

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

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

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the new storm drain and regional detention basin

Plan: TR36730E01

Parcel: 270050026

90. Prior to Building Final Inspection

Flood

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION (cont.) Not Satisfied
are deemed substantially complete.

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

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

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative block wall on lots adjacent to McCallister Streets and El Sobrante Road. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

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

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

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

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. 42710.

The Planning Director may require inspection or other

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-MAP - MITIGATION MONITORING (cont.) Not Satisfied
 monitoring to ensure such compliance.

090 - Planning. 5 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from this Quimby Fee authorized organization. If no such organization or authority is in effect at building permit final inspection, this condition shall not apply.

090 - Planning. 6 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 103.62 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.

090 - Planning. 7 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied
 All residences shall have automatic roll-up garage doors.

Regional Parks and Open Space

090 - Regional Parks and Open Space 0090-Regional Parks and Open Space-MAP - TRAIL CONST Not Satisfied
 Prior to the issuance of the 135 occupancy permit, the

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90. Prior to Building Final Inspection

Regional Parks and Open Space

090 - Regional Parks and Open Space-0090-Regional Parks and Open Space-MAP - TRAIL CONST Not Satisfied
applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

090 - Regional Parks and Open Space-0090-Regional Parks and Open Space-MAP - TRAIL MAINTEN Not Satisfied
Prior to the issuance of the 135 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied

confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - BMP EDUCATION Not Satisfied

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

090 - Transportation. 3 0090-Transportation-MAP - BMP MAINT AND INSPECTION Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the Transportation Department for review and approval.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-MAP - BMP MAINT AND INSPECTION (Not Satisfied

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

090 - Transportation. 4 0090-Transportation-MAP - EL SOBRANTE ROAD CONTRIE Not Satisfied

Prior to the occupancy permit issuance, the project proponent shall deposit a contribution of \$500 per dwelling unit with the Transportation Department for road improvements on El Sobrante Road or as approved by the Director of Transportation.

090 - Transportation. 5 0090-Transportation-MAP - 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 shall be improved within El Sobrante Road and McAllister Street.

090 - Transportation. 6 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSIT Not Satisfied

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

090 - Transportation. 8 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

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

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

090 - Transportation. 9 0090-Transportation-MAP - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those

Plan: TR36730E01

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 0090-Transportation-MAP - STREETLIGHTS INSTALL (cont.) Not Satisfied
lots where the Developer is seeking Building Final
Inspection (Occupancy).

090 - Transportation. 10 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

The project proponent shall be responsible for the design
and construction of traffic signal(s) at the intersections
of:

None

090 - Transportation. 11 0090-Transportation-MAP - 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 offsite in each direction of the project site.

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

090 - Transportation. 12 0090-Transportation-MAP - WRCOG TUMF (MTR-1) 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.

090 - Transportation. 13 EOT1 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials
regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location
of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established.
Additionally, the applicant will be required to register BMPs with the Transportation Department's
Business Registration Division.

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Planning Commission Hearing: March 6, 2019

PROPOSED PROJECT

Case Number(s): GPA01215, TR37027, CZ07928 EA42987
Select Environ. Type Mitigated Negative Declaration
Area Plan: Temescal Canyon
Zoning Area/District: Alberhill Area
Supervisory District: First District
Project Planner: Brett Dawson
Project APN(s): 290-160-013, 290-160-014
Continued From: February 20, 2019

Applicant(s): Kiley Children's Trust

Representative(s): Adkan Engineers

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 1215 proposes to change the General Plan Land Use Designation on a portion of the project site from Community Development: Very Low Density Residential (CD:VLDR) to Community Development: Medium Density Residential (CD:MDR).

CHANGE OF ZONE NO. 7928 proposes to change the Zoning Classification on a portion of the project site from Rural Residential (R-R) to General Residential (R-3).

TENTATIVE TRACT MAP NO. 37027 for a Schedule "A" subdivision of 8.1 gross acres into 16 residential lots and three open space lots to be used for a park, drainage, and conservation.

The project is located southerly of Kingbird Drive and easterly of Towhee Lane west of Indian Truck Trail.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION #2018-009 recommending adoption of General Plan Amendment No. 1215 to the Riverside County Board of Supervisors; and

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42987**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1215, to change a portion of the project site's General Plan Land Use Designation that is currently designated Community Development: Very Low Density Residential (CD:VLDR) to Community Development: Medium Density Residential (CD:MDR); and,

TENTATIVELY APPROVE CHANGE OF ZONE NO 7928, changing a portion of the project site's Zoning Classification that is currently zoned Rural Residential (R-R) to General Residential (R-3) as shown on Exhibit 3 attached hereto, based upon the findings and conclusions incorporated in the staff report; and subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37027, 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:	Community Development and Open Space
Proposed General Plan Foundation Component:	Community Development and Open Space
Existing General Plan Land Use Designation:	Very Low Density Residential and Conservation Habitat
Proposed General Plan Land Use Designation:	Medium Density Residential and Conservation Habitat
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential
East:	Very Low Density Residential
South:	Very Low Density Residential and Conservation Habitat
West:	Very Low Density Residential and Conservation
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	General Residential (R-3)
Surrounding Zoning Classifications	
North:	Specific Plan
East:	Specific Plan
South:	Rural Residential
West:	Specific Plan
Existing Use:	Vacant, Single-family residence
Surrounding Uses	

North:	Single Family Residential
South:	Vacant
East:	Single Family Residential
West:	Single Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	8.1	N/A
Proposed Minimum Lot Size (sq.ft):	7,501	7,200
Total Proposed Number of Lots:	19	N/A
Map Schedule:	A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Single Family		2 Spaces per dwelling unit	2	2
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – Glen Ivy No. 1 Map No. 34
Liquefaction Area:	Yes – Low/Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – Indian Canyon Fault
Fire Zone:	Yes – Moderate/Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The 8.1-acre project site includes a single family residential structure, and the rest of the site is vacant land. The site is characterized as having moderate slopes and non-native vegetation. There are two existing water tanks to the west and the properties to the north and east are within the Sycamore Creek Specific Plan. These adjacent properties were previously subdivided under several Tract Maps, for residential development, and are currently under construction. Although this project site is not within the Specific Plan, development of the site is a logical extension to the residential development surrounding it.

The existing portion of the property that is designated as Open Space: Conservation Habitat will remain unchanged.

SB 18 Tribal Consultation

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On March 27, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes had 90 days in which to request consultation regarding the proposed project. Only the Soboba Band of Mission Indians requester to consult. Soboba recommended that a Native American monitor be present during ground disturbing activities. The conditions of approval require that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 10, 2017. The Pechanga Band of Luiseno Mission Indians (Pechanga) and the Soboba Band of Luiseno Indians (Soboba) both requested to consult on the project. Consultation was initiated

with Pechanga on June 26, 2018. On November 9, 2017 Planning provided Pechanga with the cultural report for the project. On February 26, 2018 the project conditions of approval were provided to Pechanga. On June 20, 2018 a follow-up email with the conditions of approval were again sent to the Pechanga to which there was no response. No tribal cultural resources were identified by Pechanga Consultation was initiated with Soboba on July 18, 2017 and November 9, 2017 the cultural report was provided to Soboba. The conditions of approval were sent to Soboba via email on June 20, 2018 and consultation was concluded with Soboba on the same day. No tribal cultural resources were identified by Soboba. No request for consultation was received from the other groups. The conditions of approval require that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

Agricultural Preserve No. 1061 (Diminishment/Cancellation)/Agricultural Preserve Notice No. 171 (NONR). Agricultural Preserve Case (AG) Nos. 1061 and 171 proposed to delete (diminish) 8.1 gross acres from Glen Ivy Agricultural Preserve No. 1 Map No. 34. The project applicant has also filed an application for a Notice of Nonrenewal within an Agricultural Preserve, an application to disestablish the Glen Ivy Agricultural Preserve No. 1 and a petition to cancel the land conservation contract for the portion of the agricultural preserve being disestablished. If the agricultural preserve is disestablished and the land conservation contract cancelled, the lands associated to the project will no longer be subject to a Williamson Act contract or an agricultural preserve.

AG Nos. 1061 and 171 do not require a recommendation from the Planning Commission prior to receiving tentative approval by the Board of Supervisors; however, GPA No. 1215, CZ No. 7928, and TR No. 37027 do require a Planning Commission recommendation. After receiving a recommendation from the Planning Commission, GPA No. 1215, CZ No. 7928, and TR No. 37027 will be joined by AG No.1061 at a public hearing before the Board requesting tentative approval of all cases. However, the final adoption of the Change of Zone and recordation of the Tract Map cannot occur until the diminishment is finalized and the land conservation contract is cancelled.

The project is located within the Sphere of Influence of the City of Corona. The County has routed preliminary plans to the City of Corona, and has not received any comments.

TR No. 37027 was submitted to the county on January 17, 2017.

ENVIRONMENTAL REVIEW AND 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). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue 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:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Very Low Density Residential (CD:VLDR) and a portion designated as Open Space: Conservation Habitat (OS:CH) with a request to change the CD:VLDR portion to Community Development: Medium Density Residential (CD:MDR). The portion designated as Open Space: Conservation Habitat will remain the same.

The CD: MDR land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal keeping uses, such as horses are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The residential lots proposed by the Tentative Tract Map range from 7,501-12,272 square foot lots, with three non-residential lots ranging from 4,115-106,030 square feet.

There are several land use policies that the project complies with:

LU 28.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

The project is a Tract Map for the proposal of 16 single family lots.

LU 28.5 Integrate a contiguous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities.

The Tract Map contains two passive parks, and walking trails that provide connectivity to the surrounding areas.

LU 28.10 Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

The tract map has been designed to utilize the hillside and provide walking trails, easy pedestrian access to the surrounding areas, and parks.

The project site is surrounded to the north, east and west with similar single family residential development. The proposed Project is consistent with the development pattern of the surrounding area since the surrounding single family residences were approved with separate entitlement, and the adjacent area is comprised mostly with single family residential units and vacant lots for residential purposes. While the subject land is currently designated Very Low Density Residential (CD:VLDR) for 1 unit per acre generally, the land immediately to the south, east and west are part of Specific Plan No. 256, which allows 2-5 DU/AC. The Change of Zone to R-3 would allow 7,200 square foot size lots (6.05 DU/AC) combined with the number of dwelling units proposed (16 for 2.22 DU/AC), the Project would be compatible with the surrounding area. Therefore, the proposed project will not result in a substantial alteration to the present or planned land use in the area due to similar land uses in the surrounding area.

2. A portion of the project site has a Zoning Classification of Rural Residential (R-R) with a proposal to change to General Residential (R-3), which is consistent with the Riverside County General Plan. The portion of the property that is zoned for Open Space will retain the same Zoning Classification. As provided in Ordinance No. 348, Section 8.1, the General Residential (R-3) Zone permits one family

dwellings developed as restricted single-family residential subdivisions, subject to the development standards of Section 7.11. (Restricted single family residential subdivisions) of ordinance no. 348. The provisions of Section 8.2 (Development Standards) of ordinance no. 348 shall not be applicable to developments under this permitted use. The General Residential (R-3) zone is consistent with the Community Development: Medium Density Residential (CD:MDR) lands use designation as the CD:MDR designation provides for the development of conventional single family detached houses and suburban subdivisions.

3. The project site is located within the Temescal Canyon Area Plan (TCAP).

TCAP land use policy 13. 1 states, " Implement the Trails and Bikeway system, Figure 8, as discussed in the Non-motorized transportation and Multipurpose Recreational Trails sections of the General Plan Circulation Element." Temescal Canyon Area Plan (TCAP) Figure 8, Temescal Canyon Trails and Bikeway System, depicts planned recreational trails within this Project area. A comparison on the project's location with TCAP Figure 8 demonstrates that the proposed Project is consistent with the planned bike trail designations as applied to the Project site by the TCAP. The proposed project's design contains a decomposed granite trail that will join Pawpaw Court on the southerly end, and pass through the passive park, then branch off to the proposed residences to the east, and also venture off to the open space area to the south. This trail is not part of the trails and bikeways system.

Entitlement Findings:

General Plan Amendment

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, the first two (1 – 2) findings are required and one additional finding is also required. The additional finding f. is selected as the additional finding, that an amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

1. The proposed change does not involve a change in or conflict with:
 - a. The Riverside County Vision.

GPA No. 1215 does not involve a change in or conflict with the Riverside County Vision. The change from Community Development: Very Low Density Residential (VLDR) to Community Development: Medium Density Residential (MDR) will not change or conflict with the County Vision. For example, the General Plan's Vision Statement's section on Population Growth provides, "New growth patterns no longer reflect a pattern of urban sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." The project is consistent with, and does not involve a change in or conflict with, this portion of the Riverside County Vision because it will result in an infill project between two entitled residential tracts. Considering the existing residential land uses surrounding the subject property, the proposed project would not be a spot development creating urban sprawl, it is consistent with this portion of the Riverside County Vision. This is a sample of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. The General Plan's Vision statement's section on Population Growth provides, "New growth

patterns no longer reflect a pattern of urban sprawl. Rather they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." Residential homes would create a logical extension of development within an area that is transitioning from Rural Residential and vacant property to a suburban residential environment. The property is bounded to the east and west by land entitled for Single Family Residences. In accordance with the Riverside County Vision Statement, this project would consolidate future growth into an area that could accommodate it and will reduce further residential sprawl by being located close in vicinity to employment centers, and previously approved residential developments that are similar in lot configurations. Considering the existing residential land uses surrounding the subject property, the proposed project would not be a spot development creating urban sprawl, it is consistent with this portion of the Riverside County Vision. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County Vision.

- b. Any principle set forth in General Plan Appendix B.

Specifically, this General Plan Amendment is consistent with the following principles:

Principle I.C.1 provides the "The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in a given community." New development along this portion of Santiago Canyon Road and De Palma Road has accelerated over the past decade. The project would develop a vacant 8.1 acres as residential, consistent with existing adjoining residential development. Therefore, the project is consistent with General Planning Principles through the recognition of a maturing community and a response to encourage managed growth in appropriate locations.

Principle I.G.1 provides "The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage densities and intensities, and to reduce the land required for public infrastructure by reducing streets widths (subject to emergency access requirements) and other such requirements." The proposed residential tract represents an infill project on 8.1 acres of vacant land which would be a compact development with additional, project-provided street and drainage improvements along Apple Court.

This is a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

- c. Any Foundation Component designation in the General Plan.

GPA No. 1215 would not conflict with any Foundation Component designation of the General Plan in that the current foundation component is Community Development, and the proposed foundation component is also Community Development. Therefore, project does not propose any

General Plan Foundation component changes and is consistent with the existing foundation component of Community Development. As a result, there will be no conflict with any General Plan Foundation Component.

2. GPA No. 1215 would contribute to the achievement of the purposes of the General Plan and not be detrimental to them. The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The proposed amendment will establish the Medium Density Residential (MDR) land use designation. The project as an infill project within an existing residential area and would stimulate the growth of the area (Appendix B, VII.C.4). Additionally, since the 8.1 acres is currently vacant, and since the general plan amendment will allow the property to be modified to medium density residential with associated implementing projects TR37027/CZ07928 to accommodate residential units, with creation of housing for additional employees and customers using the subject land, which will therefore stimulate the growth of the area including small business.
3. The land located directly to the north, east and west have all been developed with or have obtained entitlements for single family residential tracts similar in nature to the proposed project. This results in a new circumstance to the area. Considering the existing residential land uses and entitlements surrounding the subject property, the proposed project would not be a spot development creating urban sprawl, it will be consistent with the Riverside County General Plan.

Change of Zone

1. The proposed change of zone to General Residential (R-3) would allow generally for residential uses. This proposed zone is therefore consistent with the proposed General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) which also generally allows for residential uses at a density between 2 to 5 dwelling units per acre.

Tentative Tract Map

1. The proposed subdivision design and improvements are consistent with General Plan, applicable area plans and with all applicable requirements of State law and the ordinances of Riverside County for the following reasons. First, General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed parcel map is a Schedule A map to divide 8.1 gross acres into 16 residential lots with three open space lots to be used for park, drainage, and conservation. Plan density range for Medium Density Residential of 2 to 5 dwelling units per acre. Because the land to the north, east, and west provide varying densities of single family residences within a range of 2 to 5 dwelling units per acre, the proposed project would remain consistent with the General Plan.
2. The site of the proposed land division is physically suitable for the type of development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses.

3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because as detailed in the initial study and Mitigated Negative Declaration for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study and Mitigated Negative Declaration prepared for the project the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
5. As indicated in the included project conditions of approval, the proposed land division includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map.

The proposed project consists of a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460 Section 10.5 as listed below.

- a. **Streets.** Streets and sidewalks are proposed as shown on the Tentative Map are short local or circulatory interior streets. Due to the small size of the overall project, only Apple Street and Litchi Street will be developed for the project. These will attach to existing roadways. The existing roadways providing access to the Project is already designed or conditioned 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. The streets are 36 feet wide, complying with the required standard of Ordinance No. 460.
 - b. **Domestic Water.** Domestic water service will be supplied by the Temescal Valley Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. **Fire Protection.** The project will provide for fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch and the required water
 - d. **Sewage Disposal.** Sewer service will be supplied by the Temescal Valley Water District.
 - e. **Electrical and Communication Facilities.** The project will be provided electrical, telephone, street lighting, cable television service with lines place underground
6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because within the tentative tract map there are no existing easements and dedications for access.
 7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's proposed Zoning Classification of General Residential (R-3) because the

minimum lot size allowed by the R-3 zone is 7,200 square feet and the proposed minimum lot size of the Tentative Map is 7,636 square feet.

Development Standards Findings:

Section 8.2 of Ordinance No. 348 has development standards for the General Residential (R-3) zone:

- a. The minimum lot area of 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area. The smallest lot on the map is 7,501 net square feet. The average width of the 16 lots is 68 feet. The average depth of the lots is 132 feet.
- b. The proposal is for single family residences, and not anticipated to exceed 35 feet in height. The proposal is for a tract map for the subdivision of lots, the design of the homes have not been submitted. The project has been conditioned that the residences shall not exceed 35 feet in height per Ordinance No. 348 Section 8.2 Development Standards.
- c. The minimum side yard meets or exceeds 5 feet.
- d. No lots have more than 50 percent of their net area covered with buildings or structures.
- e. The maximum floor to area ratio to lot area does not exceed two to one. The proposal is for a tract map for the subdivision of lots, the design of the homes have not been submitted. The project has been conditioned that the floor to area ratio does not exceed two to one per Ordinance No. 348 Section 8.2 Development Standards.

Other Findings:

1. The project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Corona for review and comment. No comments were received either in favor or opposition of the project. The nearest General Plan designation from the City of Corona is Rural Residential approximately two miles to the north.
2. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
3. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 10, 2017. The Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians both requested to consult on the project. Consultation was initiated with Pechanga on June 26, 2018. On November 9, 2017 Planning provided the tribe with the cultural report for the project. On February 26, 2018 the project conditions of approval were provided to the tribe. On June 20 2018 a follow-up email with the conditions of approval were again sent to the tribe to which there was no response. No tribal cultural resources were identified by the tribe. Consultation was initiated with Soboba on July 18, 2017 and November 9, 2017 the cultural report was provided to the tribe. The conditions of approval were sent to the tribe via email on June 20, 2018 and consultation was concluded with Soboba on the same day. No tribal cultural resources were identified by Soboba. No request for consultation was received from the other groups. Condition of approval 60. PLANNING

MAP requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On March 27, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes had 90 days in which to request consultation regarding the proposed project. Only the Soboba Band of Mission Indians requester to consult. Soboba recommended that a Native American monitor be present during ground disturbing activities. Therefore there are no impacts.

4. 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.
5. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
6. The project site is currently located within Glen Ivy Agricultural Preserve No. 1 (Map No. 34), this parcel was originally a part of the preserve adopted in September 29, 1969 with the adoption of Map No. 34, and a Land Conservation Contract was executed for the project site and took effect as of January 1, 1970, according to recorded instrument number 103175. According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of approximately 100% Other Lands. Other Lands are defined as land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Although the project will convert primarily Unique Farmland to non-agricultural uses, there are a number of areas designated as Unique Farmland that will remain in the area and the current proposed change represents a small portion to the total farmland area surrounding the project. The project overall is less than 8 acres in size, which greatly limits the viability of ongoing commercial agricultural operations. Additionally, the parcels are entirely surrounded by specific plan developments, which, along with the relatively small size of the project area, limit the needed flexibility in farm management and marketing decisions. Such considerations are key indicators regarding farming viability, given the high cost of water resources in the project area.

The project applicant has also filed an application for a Notice of Nonrenewal within an Agricultural Preserve, an application to disestablish the Glen Ivy Agricultural Preserve No. 1 by 7.79 gross acres, and a petition to cancel the land conservation contract for the portion of the agricultural preserve being disestablished. If the agricultural preserve is disestablished and the land conservation contract cancelled, as described above, less than significant impacts will occur because the lands associated to the project will no longer be subject to a Williamson Act contract or an agricultural preserve as previously stated, and impacts would be less than significant. Furthermore, as discussed prior, the site is in Unique Farmland category from the Farmland Mapping and Monitoring Program (FMMP).

Fire Findings:

1. This land division is located within a very high fire hazard severity zone and a State Responsibility Area. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection and his/her designee shall be notified of application for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050 (C)(2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - A. Development of this project is in compliance with sections 4290 and 4291 of the Public Resources code in that conditions of approval have been applied regarding, emergency access and egress, signage and building numbering, and emergency water standards. The Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet that must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2

In addition, the project has been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access for all single family dwellings (COA 10.FIRE.1, 10.FIRE.2, 50.FIRE.2, 50.FIRE.4, 50.FIRE.5, 80.FIRE.1 and 80.FIRE.3). The ECS shall note that the project site is located within a State Responsibility Area. The project shall have blue dot reflectors and shall meet the fire hydrant spacing requirements. Additionally, the Fire Department shall review and approve water and access for all single family dwellings.
 - B. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
2. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – 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 have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs or other vegetation, standards for signs identifying streets, roads and buildings. All necessary roadway infrastructure exists. There is adequate accessibility to the project site for all emergency service vehicles.

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.

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 from the public. We have received two phone calls inquiring about the nature of the project, however no statements for or against the project were received.

Template Location: Y:\Planning Master Forms\Templates\Staff Report\Staff_Report_Template_DH_PC.docx
Template Revision: 02/25/19

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA42987
Project Case Type (s) and Number(s): GPA01215, CZ07928, & TR37027
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Adkan Engineering
Applicant's Address: 6879 Airport Drive, Riverside CA 92504

I. PROJECT INFORMATION

Project Description: This project includes General Plan Amendment No. 1215 to change the site's Land Use Designation from Community Development: Very Low Density Residential (CD:VLDR) to Community Development: Medium Density Residential (CD:MDR), Change of Zone No. 7928 to change the site's Zoning Classification from Rural Residential (R-R) to General Residential (R-3), and **Tentative Tract Map No. 37027**, a schedule "A" map to subdivide 8.1 gross acres into 16 residential lots and three open space lots to be used for a park, drainage, and conservation.

The project site is currently located within Glen Ivy Agricultural Preserve No. 1 (Map No. 34), this parcel was originally apart of the preserve adopted in September 29, 1969 with the adoption of Map No. 34, and a Land Conservation Contract was executed for the project site and took effect as of January 1, 1970, according to recorded instrument number 103175.

Therefore, the project applicant has also filed (1) an application for a Notice of Nonrenewal within an Agricultural Preserve, (1) an application to disestablish the Glen Ivy Agricultural Preserve No. 1 by 7.79 gross acres (being the project site), and (1) a petition to cancel the land conservation contract for the portion of the agricultural preserve being disestablished.

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

B. Total Project Area: 8.1 Gross Acres

C. Assessor's Parcel No(s): 290-160-013 & 290-160-014

Street References: The project site is located south of Kingbird Drive, east of Towhee Lane, and west of Indian Truck Trail.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 6 West, and Section 13

E. Brief description of the existing environmental setting of the project site and its surroundings: The 8.1-acre project site includes a single family residential structure, and the rest of the site is vacant land. The site is characterized as having moderate slopes and non-native vegetation. There are two existing water tanks to west and the properties to the north and east are within the Sycamore Creek Specific Plan. These adjacent properties were previously subdivided under several Tract Maps, for residential development, and are currently under construction. Although this project site is not within the Specific Plan, development of the site is a logical extension to the residential development surrounding it.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** This project includes a General Plan Amendment to change the project site's Land Use Designation from Very Low Density Residential to Medium Density Residential, in order to accommodate the proposed accompanying development, which includes a subdivision into 16 residential lots and three open space lots. The project will therefore be consistent with the level of residential density proposed and will be consistent with the Land Use Element of the Riverside County General Plan.
2. **Circulation:** This project includes the subdivision of 8.1 gross acres into 16 residential lots and three open space lots. New circulation infrastructure will be constructed in support of this subdivision and the design and locations of the new roads is consistent with the Circulation Element of the Riverside County General Plan.
3. **Multipurpose Open Space:** This project includes an 8.1 gross acre Tract Map subdivision, which will result in creating 16 residential lots and three open space lots. The remaining open space lots will be established as small, pocket parks, water quality basins, and open space areas throughout the subdivision. Open space requirements have been met and this project is consistent with the Multipurpose Open Space Element of the Riverside County General Plan.
4. **Safety:** Adequate protections related to access, grading, and infrastructure improvements have been addressed through site design and technical studies. This project is consistent with the Safety Element of the Riverside County General Plan.
5. **Noise:** This project includes a residential subdivision into 16 lots and three open space lots. The project will not generate excessive noise, exceeding the County standards. As a result, this project is consistent with the Noise Element of the Riverside County General Plan.
6. **Housing:** This project will result in the addition of 16 new residential lots and related infrastructure improvements. This project is consistent with the Housing Element of the Riverside County General Plan.
7. **Air Quality:** This project includes the subdivision of an 8.1-acre site into 16 residential lots. Sufficient standards related to the grading and construction of the new homes will be implemented to ensure consistency with the Air Quality Element of the Riverside County General Plan.
8. **Healthy Communities:** The subdivision of the 8.1-acre project site includes a walkable street network, pocket parks, and conservation areas. This project is consistent with the Healthy Communities Element of the Riverside County General Plan.

B. **General Plan Area Plan(s):** Temescal Canyon

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Very Low Density Residential

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** None

G. Adjacent and Surrounding:

- 1. **General Plan Area Plan(s):** Temescal Canyon
- 2. **Foundation Component(s):** Open Space to the west and south and Community Development to the north and east.
- 3. **Land Use Designation(s):** Conservation to the west, Conservation habitat to the south, and Very Low Density Residential to the north and east.
- 4. **Overlay(s), if any:** None
- 5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** : N/A

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: General Residential (R-3)

K. Adjacent and Surrounding Zoning: Specific Plan No. 256 (Sycamore Creek) to the west, north, and east, and includes residential planning areas. Rural Residential to the south.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

1/29/19
Date

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

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways”

Findings of Fact:

- a) The project site is located just over one mile away from the I-15 Freeway, which is a designated scenic highway corridor. Due to the project site’s distance from the corridor and the other existing residential developments within the immediate area, there will be no impacts.
- b) The project site contains no unique scenic resources and is adjacent to other residential tracts to the north and east, as well as a water tank to the west. This project will result in the subdivision of property for 16 residential lots and remainder lots to be used for open space and conservation. There will be no impacts.
- c) The proposed Project will be located on a hillside, however this hillside is private property and not publicly accessible vantage points. The Project is bounded to the north, east and west by single family residences, or land approved for single family residences. The Proposed project consists of an open space park, with trails that are accessible from a public street. These trails access the open space area to the north. This provides a new public access to potential vantage points, whereby there is no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 42 miles northwest of the Mt. Palomar Observatory. All lighting proposed as part of the Project is required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) as well as Ordinance No. 655 (Regulating Light Pollution) which would serve to minimize impacts associated with project lighting. Due to the distance separating the project site and the Mt. Palomar Observatory, the project site's lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure OS-2 “Agricultural Resources,” GIS database, and Project Application Materials. “A Guide to the Farmland Mapping and Monitoring Program 2016 Edition” prepared by California Department of Conservation.

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of approximately 100% Other Lands Below are the defining factors of these designations:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Unique Farmland – Farmland of lesser quality soils used for the production of the state’s leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

As proposed, Change of Zone, and Tentative Tract Map will result in the ultimate development of 16 single-family residences and some loss of farmland will occur. The Tentative Tract Map exhibit indicates and notes that this proposed project is a Schedule A subdivision of 7.79 acres into 16 parcels; minimum 7,200 acre lots.

Although the project will convert primarily Unique Farmland to non-agricultural uses, this conversion alone does not necessarily result in a significant impact. As shown on the FMMP, there is a number of areas designated as Unique Farmland that will remain in the area and the current proposed change represents a small portion to the total farmland area surrounding the project. The project overall is less than 8 acres in size, which greatly limits the viability of ongoing commercial agricultural operations. Additionally, the parcels are entirely surrounded by specific plan developments, which, along with the relatively small size of the project area, limit the needed flexibility in farm management and marketing decisions. Such considerations are key indicators regarding farming viability, given the high cost of water resources in the project area. Therefore, less than significant impacts will occur in regards to conversion of agricultural land to non-agricultural uses.

b) The project site is currently within the Temescal Canyon Area Plan and zoned Rural Residential which is considered an agricultural zone, pursuant to Section 5.1 of Riverside County Ordinance No. 348. Therefore, once the site is rezoned, the project will not conflict with residential uses and less than significant impacts will occur in regards to this issue area.

However, the project site is currently located within Glen Ivy Agricultural Preserve No. 1 (Map No. 34), this parcel was originally apart of the preserve adopted in September 29, 1969 with the adoption of Map No. 34, and a Land Conservation Contract was executed for the project site and took effect as of January 1, 1970, according to recorded instrument number 103175.

Therefore, the project applicant has also filed (1) an application for a Notice of Nonrenewal within an Agricultural Preserve, (1) an application to disestablish the Glen Ivy Agricultural Preserve No. 1 by 7.79 gross acres (being the project site), and (1) a petition to cancel the land conservation contract for the portion of the agricultural preserve being disestablished. If the agricultural preserve is disestablished and the land conservation contract cancelled, as described above, less than significant impacts will occur because the lands associated to the project will no longer be subject to a Williamson Act contract or an agricultural preserve as previously stated, and impacts would be less than significant. Furthermore, as discussed prior, the site is in Unique Farmland category from the Farmland Mapping and Monitoring Program (FMMP).

c) The applicant is proposing a change of zone from Rural Residential to General Residential. Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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C/V. Property directly north, east, and west, of the project site is zoned for Specific Plan #256 (Sycamore Creek) and zoned Rural Residential to the south. Uses permitted in these zoning classification allows for single-family development, and multiple-family dwellings. The proposed change of zone to General Residential will not result in an incompatibility with agriculturally zoned property in that the permitted uses are primarily the same as in the agriculturally defined zones. The only agriculturally defined zone is to the east of the project site; however, given that the Project site will be developed with vineyards an incompatibility of a non-agricultural uses adjacent to agricultural uses would not occur. Therefore, less than significant impacts will occur in regards to this issue area.

d) The proposed Change of Zone, and Tentative Tract Map will result in the Project site being converted from agricultural uses to (16) residential lots. Therefore, the project is less than significant impacts will occur on the site, which is classified as Other Lands.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(s): 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," Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook. Greenhouse Gas Emissions Impact Analysis Tentative Tract Map No. 37027by Vista Environmental July 8, 2016

Findings of Fact:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2016 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the General Plan land use designation of the site from Very Low Density Residential (VLDR) to Medium Density Residential (MDR). The general plan amendment will increase the density originally approved for the project site; however, the increase is not substantial. The population proposed by this project will not obstruct the implementation of the 2016 AQMP. Therefore, the impact is considered less than significant.

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

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

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

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

Construction Emissions

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

The California Emissions Estimator Model (CalEEMod) version 2016.3.2 was utilized to estimate the “worst-case” scenario emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The table below titled Emissions Summary of Overall Construction (Without Mitigation) summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the proposed project will not exceed established SCAQMD thresholds.

Unmitigated Maximum Daily Construction Emissions (pounds/day)

Year	VOC	NO_x	CO	SO₂	PM¹⁰	PM^{2.5}
2019	4.45	46.32	22.99	0.05	10.77	6.74
2020	11.63	20.96	18.88	0.04	1.71	1.22
Maximum Daily Emissions	11.63	46.32	22.99	0.05	10.77	6.74
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: CalEEMod

The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Grading activities for the proposed project are not anticipated to disturb more than 5-acres per day of the 8.1-acre project site and are anticipated to move less than 5,000 cubic yards of material per day. As such, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

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

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2020. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Unmitigated Maximum Daily Operational Emissions (pounds/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	0.86	0.33	1.71	2.09E-03	0.03	0.03
Energy Sources	0.02	0.15	0.06	9.40E-04	0.01	0.01
Mobile Sources	0.46	3.26	5.54	0.02	1.42	0.39
Total Emissions	1.33	3.74	7.32	0.02	1.46	0.44
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: CalEEMod						

As detailed above in both the construction emissions and operational emissions analysis, the proposed residential subdivision is not anticipated to 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. Therefore, the impact is considered less than significant.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. The Health Risk Assessments for Proposed Land Use Project (CAPCOA, 2009) provides screening distances from major sources of air pollutants and the project site is not located within the screening distances for any of the sources that include; gas stations and dry cleaners (300 feet); freeways (500 feet), distribution centers, rail yards and chrome platters (1,000 feet), and ports and refineries (immediately downwind). As such, no local air impacts are anticipated to the residents of the proposed homes. The project will not include any of the above listed major sources of air pollutants. In addition, the nearest sensitive receptor to the project site consists of rural residential uses located as near as 500 feet to the southeast of the Project site. The nominal amounts of air pollutants generated from a residential development are not expected to generate substantial concentrations of air pollutants at the nearest sensitive receptor. Therefore, there is no impact.

d) The project proposes a residential development which is not a use that will create objectionable odors affecting a substantial number of people. The project will include the construction of a detention basin within a 5,600 square foot lot; however, the basin shall be landscaped and is not anticipated to create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

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

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

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection. Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), MSHCP Consistency Analysis, Kylie Properties-Tract 37027" Dated: July, 2018, written by LSA Associates, Inc.

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan, Temescal Canyon Ara Plan, subunit Temescal/Santa Ana mountains. The project site is not located within a Criteria Cell.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The site is located within Narrow Endemic Plant Species Survey Area. The nine Narrow Endemic Plant Species listed for include Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), slender-horned spineflower (*Dodecahema leptoceras*), many stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California orcutt grass (*Omuttia californica*), San Miguel savory (*Satureja chandleri*), Hammitt's clay-cress (*Sibaropsis hammittii*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). Growing habitats for the nine Narrow Endemic Plant Species are not present on the site, it was determined that there was no potential for the listed species and conducting focused surveys were not required.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The property is located near future and existing Conservation Areas, therefore, the following will be incorporated into the project:

- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
- ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

6.3.2 Additional Survey Needs and Procedures

The project site is not located within Additional Survey Needs Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.3.2 of the MSHCP.

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) No impacts to any endangered, or threatened species will occur.

c) The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird surveys during the nesting bird season prior to grading, would reduce impacts to special-status species to below a level of significance.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to Riverside County Conditions of Approval.

e-f) No impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur.

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 is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials. Phase 1 Environmental Site Assessment Report Tentative Tract No. 37027 by Remediation Sciences 3822 Campus Drive, Suite 219 Newport Beach, California 92660. "Cultural Resources Assessment, Kylie Properties tract 37027, Riverside County, California" County Archaeological Report (PDA) No. 5095 by Gini Austermann, M.A., RPA and Casey Tibbet, M.A November 2017.

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

a-b)The results of the record search conducted by County Archaeological Report (PDA) No. 5095r1 submitted for this project (TR37027) was prepared by Gini Austermann, M.A., RPA and Casey Tippet, M.A. with LSA Associates, Inc. and is entitled: "Cultural Resources Assessment, Kylie Properties tract 37027, Riverside County, California" dated October 16, 2017 concluded that no "historical resources," as defined by CEQA, were encountered within or adjacent to the project area. Therefore, the County may reach a finding of No Impact regarding cultural resources. No mitigation measures are recommended for cultural resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials,

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 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 State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a-b) Energy related to land use is primarily associated with direct energy consumption. The proposed project would result in the need for the use of energy both during the construction and operation of the residential development. Construction of the residential units are expected to occur over a relatively short period of time (Building Permits generally expire within six months to one year) in relation to the overall life of the completed residential structure. Site preparation and grading would assumable result in energy use of fossil fuels for ground moving and hauling equipment, and construction workers vehicles on site. Upon occupancy of these residential structures, operational energy consumption would typical result from on-site electricity, HVAC (Heating, Ventilation, and Air Conditioning), and the occupants use of automobiles. Grading activities would be required to adhere to local, regional, and state standards as well as best management practices. Construction of the structures would be subject to the California Building Code/ Title 24, which includes Energy Efficiency and Green building standards at address energy consumption. Given the scale and size of the proposed project, it would be consistent with the applicable measures in the Climate Action Plan (CAP) and the General Plan policies focusing on energy consumption and would not conflict with the state’s renewable energy goals. Based on the site’s environmental conditions, it is anticipated that the project would not result in significant impacts due to wasteful, inefficient or unnecessary consumption of energy resources during the construction of these residential structures, and therefore any impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments. Report GEO No. 2533, submitted for the project TR37027, was prepared by Aragon Geotechnical, Inc. (AGI). The report is titled; “Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California,” dated August 29, 2016. “Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014, Temescal Valley, Riverside County, California,” dated December 2, 2016. “Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California,” dated January 8, 2018.

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed project. The site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone, but within a Riverside County Hazard Management Zone for active faults. Active fault traces have been identified and located by Aragon Geotechnical, Inc, within the tract limits, and building setbacks have been recommended. The Fault Hazard Investigation by Aragon Geotechnical Inc., made several conclusions:

- A recommended setback will reduce risks to structures and people from ground rupture hazards to below a level of significance.
- The site lacks liquefaction opportunity due to a lack of shallow groundwater.
- Induced landslide hazard risks (collectively deep-seated landslides, shallow earth flows, slumps, or rockfall) are very low.
- Analyses mathematically demonstrate that a modeled wall+slope will be globally stable in a design-basis earthquake, and that wall overturning cannot occur. In other words, the study calculates that structural collapse failure and loss of essential function, earth retention, will not occur.

These conclusions demonstrate that any potential impacts can be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction” County Geologic Report GEO No. 2533, submitted for the project TR37027, was prepared by Aragon Geotechnical, Inc. (AGI). The report is titled; “Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California,” dated August 29, 2016. “Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Temescal Valley, Riverside County, California,” dated December 2, 2016. “Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California,” dated January 8, 2018.

Findings of Fact:

Based on the information obtained from “Map My County” the project site is located in an area with low to moderate potential for liquefaction. The Preliminary Geotechnical Report states that the potential for earthquake induced liquefaction or lateral spreading beneath the proposed structures is considered very low or negligible. GEO 2533 requires the start of site grading;

1. All vegetation, structures/foundations/utilities, and debris should be removed and properly disposed of offsite.
2. Remedial grading is recommended to remove and replace old fills, non-engineered fault trench backfills, and compressible natural soils as engineered compacted fills.
3. All fault trench backfill, whether in developed or open-space areas, should be removed and replaced as engineered fill.
4. Alluvial bottoms shall demonstrate in-place dry densities of 85% or greater of the laboratory-determined maximum dry density to be accepted, and exhibit insignificant macro-porosity.
5. AGI recommends a 24-inch deep engineered fill zone below wall foundations to minimize differential settlement by distributing vertical loads, and to help make foundation construction easier.

These requirements have been conditioned to this project (15-PLANNING-GEO). GEO No. 2533 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2533 is hereby accepted for planning purposes. This is considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction” County Geologic Report GEO No. 2533, submitted for the project TR37027, was prepared by Aragon Geotechnical, Inc. (AGI). The report is titled; “Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California,” dated August 29, 2016. “Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014, Temescal Valley, Riverside County, California,” dated December 2, 2016. “Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California,” dated January 8, 2018.

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

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. As stated in the Preliminary Geotechnical Report (GEO 2533), intensity of ground shaking at the site may be higher or lower based on complex variables such as, depth and consistency of earth materials, topography, and geologic structure, direction of fault rupture, seismic wave reflection, refraction, and attenuation rates. Ultimate development of the project site will result in the construction of up to 16 single family residences for the proposed residential tract (TR37027) a Schedule "A" map with a General Plan Amendment and Change of Zone. Compliance with the Geotechnical Report's recommendations in regards to the building design and the California Building Code CBC earthquake standards will ensure that impacts related to seismic ground shaking will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope". ; "Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California," County Geologic Report GEO No. 2533, for the project TR37027, by Aragon Geotechnical, Inc, dated August 29, 2016.
 "Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014, Temescal Valley, Riverside County, California," dated December 2, 2016.
 "Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California," dated January 8, 2018.

Findings of Fact:

Secondary effects of seismic shaking considered as potential hazards include several types of ground failure, which includes landslides. The County Geologic Report GEO No. 2533 stated that the induced landslide hazard risks are very low. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope". ; "Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California," County Geologic Report GEO No. 2533, for the project TR37027, by Aragon Geotechnical, Inc, dated August 29, 2016.
 "Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014, Temescal Valley, Riverside County, California," dated December 2, 2016.
 "Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California," dated January 8, 2018.

Findings of Fact:

Landsliding, liquefaction, and subsidence susceptibility maps have been prepared for western Riverside County as part of the County General Plan. Local safety element maps place the project site in "low" to "moderate" liquefaction potential classifications. Many aspects of the field investigation for the Geotechnical Investigation Report were geared to evaluating liquefaction and settlement potentials in younger fan alluvium, based on site specific estimates of historical high groundwater and soil relative densities. The report states that the site lacks liquefaction opportunity due to a lack of shallow groundwater. Historical high groundwater elevations appear to be at least 50 to 55 feet below the lowest ground surfaces. Much of the future tract would overlie crystalline bedrock that projects above these depths. In deeper alluvial sediments, soil susceptibility is low. Older fan deposits possess SPT N-values universally exceeding 50 at or below historical high groundwater. The site thus passes screening criteria used to differentiate sites with liquefaction hazard from those that have no hazard. Therefore impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source(s): On-site Inspection, Project Application Materials, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope". ; "Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California," County Geologic Report GEO No. 2533, for the project TR37027, by Aragon Geotechnical, Inc, dated August 29, 2016.
 "Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014, Temescal Valley, Riverside County, California," dated December 2, 2016.
 "Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California," dated January 8, 2018.

Findings of Fact: The Geotechnical Investigation rules out tsunamis, seiche and dam breaking hazards. The project site is inland, not adjacent to lakes or reservoir impoundments, and not within mapped inundation pathways for embankment failures of West Dam, Saddle Dam or East Dam at Diamond Valley Lake. Man-made Corona Lake located north of the tentative tract also poses zero hazard as it

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is much lower in elevation. There is a non-zero but low risk of flooding from the failure of the Temescal Valley Water District tank next to the southwestern corner of the tract. The steel reservoir is of very recent construction, however, and engineered to standards promulgated by Riverside County and the American Water Works Association to account for the local seismic risk. The hazard probability is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”. ; “Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California,” County Geologic Report GEO No. 2533, for the project TR37027, by Aragon Geotechnical, Inc, dated August 29, 2016.

“Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014, Temescal Valley, Riverside County, California,” dated December 2, 2016.

“Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California,” dated January 8, 2018.

Findings of Fact:

a) The Geotechnical Investigation Report expects new slopes of up to roughly 35 feet high within the project. It recommended that permanent manufactured slopes be designed and built according to the following bullet points:

- All fill slopes should be designed at maximum slope inclinations of 2:1.
- Fill slopes should be complicated as generally recommended under Site Grading, and surfaces should be free of slough or loose soils in their finished condition. Fill compaction of 90 percent relative compaction or better at the slope face should be verified by appropriate testing. Vertical track-walking with dozers is the preferred finishing method as this best management practice slows the development of erosional rills and gullies. It is our opinion that fill slopes designed and built to this standard using on-site materials will be globally and surficially stable. Because fills and fill slopes will entail deep removals significantly below proposed finish grades, shear keys a will not be required.
- Analyses indicate proposed cut slopes 35 feet or less in height and composed of older fan alluvium of should be stable and should perform satisfactorily at inclinations of 2:1. The proposed 1.5:1 cut slope height of 35 feet. The civil engineer could consider changes to street

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and slope toe elevations to reduce the overall slope height to something less than 30 feet. Riverside County may place a requirement for a mid-slope bench on any slope higher than 30 feet, even if the over-height reach extend only a few feet horizontally.

- Brow ditches are recommended for all cut slopes the intersect ascending adjacent ground.
- Should any slope steeper than 3:1 and taller than 35 feet be proposed, then the slope should be re analyzed by AGI for global stability.
- Erosion control measures should be implemented for all completed slopes as soon as practicable, per applicable Riverside County ordinances.

b) All proposed cut and fill slopes will be constructed at 2:1 or flatter, with a maximum height of approximately 15 feet. However, according to the Project Geotechnical Consultant, proposed cut and fill slopes inclined at a ratio of 2:1 or flatter will possess gross and surficial stability in excess of generally accepted engineering criteria (FOS>1.5), and should be suitable for their intended purpose, provided that proper slope maintenance procedures are maintained. Additionally, conformance with the California Building Code and County Ordinance will reduce any potential for ground subsidence would be minimized to a less than significant impact.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s) U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope". ; "Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California," County Geologic Report GEO No. 2533, for the project TR37027, by Aragon Geotechnical, Inc, dated August 29, 2016. "Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014, Temescal Valley, Riverside County, California," dated December 2, 2016. "Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California," dated January 8, 2018.

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

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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(s): U.S.D.A. Soil Conservation Service Soil Surveys, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope". ; "Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California," County Geologic Report GEO No. 2533, for the project TR37027, by Aragon Geotechnical, Inc, dated August 29, 2016.

"Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014, Temescal Valley, Riverside County, California," dated December 2, 2016.

"Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California," dated January 8, 2018.

Findings of Fact:

The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

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

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

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

Source(s): Riverside County Climate Action Plan. "Greenhouse Gas Emissions Impact Analysis Tentative Tract Map No. 37027 County of Riverside" by Vista Environmental, July 8, 2016.

Findings of Fact:

a-b) The Greenhouse Gas analyses for the project determined that implementation of the State and SCAQMD Greenhouse Gas (GHG) emissions reductions regulations were adequate to limit Greenhouse Gas emissions from the proposed project to less than significant levels. No mitigation measures are required for the proposed project with respect to GHG emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Project Application Materials. “Environmental Site Assessment Report Tentative Tract No. 37027”, by Remediation Sciences, August 18, 2016.

Findings of Fact:

a)The project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Recognized Environmental Condition

b)Based on project materials and site surveys, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. To ensure this is addressed a Phase I Environmental Site Assessment (ESA) was prepared for the project site. Based on review and evaluation of the findings identified as a result of this Phase I ESA, Remediation Sciences has formed the assessment has not provided evidence that there are any Recognized Environmental Conditions in connection with the subject property. The ESA states that there are a couple of septic systems at the site. Septic systems do not address contaminants other than microbes. Hence, they allow chemicals that are improperly disposed down the drain to discharge to the subsurface soil and groundwater. Degreasers, drain cleaners, bug killer, paint, gasoline, garden chemicals and used motor oil are among the chemicals that should never be dumped to septic tanks but are sometimes. The ESA suggests that the bottom of the septic tanks be inspected during its decommissioning of the septic tanks by an environmental professional to determine that the soil below the tanks is not impacted by the chemicals discussed above.

c)The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evaluation plan. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. The project has adequate emergency access and has allowed for an additional fire access road to the northwest. Therefore there is no impact.

d)Todd Academy is located approximately a one mile of the site. However, the project is for a residential subdivision and does not propose the transportation of hazardous materials, therefore no impact would occur.

e)The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: (0060 – Planning – MM Haz 1) Prior to Grading Permits, the decommissioning of the septic tanks shall be inspected by an environmental professional to determine the soil below the tank is not impacted by potential chemicals.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” GIS database

Findings of Fact:

a-b) The project is not located within an Airport Influence Area and will not require the review of the Airport Land Use Commission. Therefore, no impact will occur.

c-d) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY	Would the project:			
23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): 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. Hydraulic study for Tract 37027 by Adkan Engineers Tuesday June 14, 2016.

Findings of Fact:

a)The site is an extension to Tract 36317 on the north and east sides of the property. The 8.10 acres drain to the north east of the site currently flow into a 3' inlet which connects to Tract 36317's bypass storm drain system that connects to the storm drain system at the end of Santiago Canyon and Towhee Lane.

The Hydraulic study determined that the proposed facilities demonstrate the ability to convey the 10 and 100 year storm events safely and efficiently. The post development impacts created by the additional impervious surface will be treated by the use of the on-site infiltration trench. All offsite flows have been sized to accommodate the bulking of debris laden flows and the outlet velocity dissipated to an acceptable level. Therefore the proposed project will not create a significant impact to the surrounding environment or developments.

b)As stated above, when grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. The project will not violate any water quality standards or waste discharge requirements. The project's implementation of a Water Quality Management Plan (WQMP) with post construction BMPs (The project implements pervious pavers that have a equal or greater than 80% efficiency.) consisting of bio-filtration trenches and catch basins to receive stormwater runoff will assist in reducing this impact to less than significant.

c)The geotechnical report and Phase I for the proposed Project stated that the groundwater was not observed during subsurface exploration. Groundwater is not anticipated to be encountered during

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading. Ultimate development of the site will require review and approval by the Building and Safety department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas, the water retention basin and open space area. Therefore, with incorporation of regional management efforts for groundwater resources as part of the Project Design, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The site is an extension to Tract 36317 on the north and east sides of the property. The 8.10 acres drain to the north east of the site currently flow into a 3' inlet which connects to Tract 36317's bypass storm drain system that connects to the storm drain system at the end of Santiago Canyon and Towhee Lane.

The Hydraulic study determined that the proposed facilities demonstrate the ability to convey the 10 and 100 year storm events safely and efficiently. The post development impacts created by the additional impervious surface will be treated by the use of the on-site infiltration trench. All offsite flows have been sized to accommodate the bulking of debris laden flows and the outlet velocity dissipated to an acceptable level. Therefore the proposed project will not create a significant impact to the surrounding environment or developments. The use of the site for residential purposes will not create a significant amount of stormwater runoff since the properties will be designed with retention basins and channels to capture and retain any storm water created onsite. The project will not create any significant amount of polluted runoff, nor will it significantly contribute to downstream damage caused by excessive storm water due to require drainage improvements. Therefore, with the incorporation of conditions of approval impacts will be less than significant.

e-f) The project site is not located within a 100-year flood hazard area and is not placing structures within a 100-year flood hazard area which would impede or redirect flood flows. No impact will occur.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in this Section. Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that that proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. No impacts will occur.

h) The site is an extension to Tract 36317 on the north and east sides of the property. The 8.10 acres drain to the north east of the site currently flow into a 3' inlet which connects to Tract 36317's bypass storm drain system that connects to the storm drain system at the end of Santiago Canyon and Towhee Lane.

The Hydraulic study determined that the proposed facilities demonstrate the ability to convey the 10 and 100 year storm events safely and efficiently. The post development impacts created by the additional impervious surface will be treated by the use of the on-site infiltration trench. All offsite flows have been sized to accommodate the bulking of debris laden flows and the outlet velocity dissipated to an acceptable level. Therefore the proposed project will not create a significant impact to the surrounding environment or developments.

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

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is surrounded to the north, east and west with similar single family development. The Project site has an existing General Plan Land Use Designation of Community Development: Very Low Density Residential (CD:VLDR) to Community Development: Medium Density Residential (CD:MDR) within the Temescal Canyon Area Plan. The applicant is proposing a General Plan Amendment to change the designation to Community Development: Medium Density Residential (CD:MDR) and a change of zone from Rural Residential (R-R) to General Residential (R-3). The proposed Project is consistent with the development pattern of the surrounding area since the surrounding single family residences were approved with separate entitlement, and the adjacent area is comprised mostly with single family residential units and vacant lots for residential purposes. While the subject land is currently designated Very Low Density Residential (CD:VLDR) and Rural Residential (R-R) for .5 acre lots, the land immediately to the south, east and westerly are part of Specific Plan No. 256A1, which permits 4.1 DU/AC. The Change of Zone to R-3 would allow 7,200 square foot size lots (6.05 DU/AC) combined with the small number of dwelling unit proposed (16)(2.22 DU/AC), the Project would be compatible with the surrounding area. Therefore, the proposed project will not result in a substantial alteration to the present or planned land use in the area due to similar land use designations in the region and required urban type improvements.

b) Although the proposed Project site is located within the sphere of influence for the City of Corona, the City of Corona does not assign land uses to land within its sphere. The City was notified of this proposal during the initial stages of review, and to the date of drafting this document, no letters of comment have been received. Implementation of the proposed Project would have no adverse impact on the City of Corona's influence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially 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(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-d) According to General Plan Figure OS-5, the proposed Project site is not known to contain any known mineral resources, and the project site is not designated as a locally important mineral resource recovery site. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus Project development would not expose people or property in the Project area to these hazards. Therefore no impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project site is not located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive airport noise levels. Therefore, no impacts will occur.

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

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a)The project site is not located in close proximity to a temporary or permanent increase in ambient noise levels in the vicinity of the project. The project is located approximately .8 miles from the 15 Freeway. It is expected that the main source of the Project Site will be transportation noise from the 15 Freeway. To mitigate these significant noise impacts, it has been conditioned that prior to building permits, proof of a noise impact analysis and design considerations to reduce interior and exterior noise levels to acceptable levels to below the County Standards of 65 dBA CNEL.

b)There are no railways within the vicinity of the proposed project. Therefore there will be no impacts from potential ground borne vibration or noise levels.

Mitigation: 90 PLANNING MM Noise 1 has been conditioned that prior to building permits, proof of a noise impact analysis and design considerations to reduce interior and exterior noise levels are required to prove the noise is below acceptable levels of the County Standards of 65 dBA CNEL.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, 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).

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.

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

POPULATION AND HOUSING Would the project:				
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact

a)The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b)The Project is anticipated to result in the construction of 16 single family residential units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income although the project proposes 16 units. The Project will have less than significant impact.

c)The Project includes the subdivision of a 8 gross acre site. The Project site is comprised of vacant land with no structures existing on-site. Therefore, the proposed Project will not displace substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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numbers of people. Necessitating the construction of replacement housing elsewhere. Therefore, the Project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Sycamore Creek Fire Station No. 64 is the closest to the proposed project, located approximately 0.9 mile to the north of the Project site. Given the existing homes in the general area, coupled with the relative size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact: The proposed area is services by the Riverside County Sheriffs Department. The proposed project given the existing homes in the general area, coupled with the relative size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on Sherriffs Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

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

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): School District correspondence, GIS database

Findings of Fact:

The proposed area is services by the Riverside County Sheriffs Department. The proposed project Given the existing homes in the general area, coupled with the relative size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

This Project is subject to the requirements of the County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce the incremental impacts to these services. The project is conditioned under Advisory Notification Document 10 Planning MAP. It is a mitigation fee and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): 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 fueled through private insurance or state-funded medical programs. No impacts ate anticipated.

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

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

Source(s): 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 does include recreational facilities such as pedestrian paths and open space, but does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, a 16 lot single family residential subdivision, with general plan designation change and a change of zone, ultimate development would result in a projected population of approximately 64 new residents, which is not anticipated to significantly increase the needs of additional recreational space due to on-site recreational amenities such as lots, walking and jogging trails. Therefore, impacts would be considered less than significant.

b)As previously addressed, the proposed Project will include a passive park and trail, but will not include the construction of site-specific recreational facilities. However the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities due to the limited number of new users that is anticipated due to project implementation. Therefore, less than significant impacts will occur.

c)The Project site is located within the CSA# 152, In addition, all residential subdivisions are subject to Quimby fees and condition of approval 90.Planning. MAP ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use. Therefore, less than significant impacts will occur in regards to this issue area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System,

Findings of Fact:

The proposed project’s design contains a decomposed granite trail that will join Pawpaw Court on the southerly end, and pass through the passive park, then branch off to the proposed residences to the east, and also venture off to the open space area to the south. The increase of trails for the area will result in a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

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

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

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

e) Cause an effect upon circulation during the project’s construction?

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

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b)The proposed grading activities will require the transport of grading equipment to and from the Project site, and may result in related circulation activities, during the short term. However the proposed Project which will ultimately result in the construction of 16 single family residential structures, a General Plan land use designation change and a change of zone, which will not result in the increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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management program subject to the required transportation related improvements. Therefore impacts are considered less than significant.

c) The future development of the 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 or conditioned 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.

d) Future development of the Project site may result in the need for new or altered maintenance of roads which is partially resolved with TUMF fees, being constructed in phases. The project has been conditioned to prepare improvement plans. The scope of these improvements is in accordance with existing standards and connect to existing surrounding streets. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

e) 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 travelling public and circulation is protected during construction will ensure that less than significant impacts will occur during construction.

f) 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. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval such as 80. FIRE. Permit regarding fire access lanes. Therefore impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

Temescal Canyon Area Plan (TCAP) Figure 8, Temescal Canyon Trails and Bikeway System, depicts planned recreational trails within this Project area. A comparison on the project's location with TCAP Figure 8 demonstrates that the proposed Project is consistent with the planned bike trail designations as applied to the Project site by the TCAP. Therefore because the project site location is consistent with TCAP Figure 8, a significant impact would not occur.

Mitigation: No mitigation is required.

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

TRIBAL CULTURAL RESOURCES 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, or 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:

39. Tribal Cultural Resources

a) 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)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) SB 18 Tribal Consultation

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project site. On March 27, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes had 90 days in which to request consultation regarding the proposed project. Only the Soboba Band of Mission Indians requester to consult. Soboba recommended that a Native American monitor be present during ground disturbing activities. Therefore there are no impacts.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on March 10, 2017. The Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians both requested to consult on the project. Consultation was initiated with Pechanga on June 26, 2018. On November 9, 2017 Planning provided the tribe with the cultural report for the project. On February 26, 2018 the project conditions of approval were provided to the tribe. On June 20 2018 a follow-up email with the conditions of approval were again sent to the tribe to which there was no response. No tribal cultural resources were identified by the tribe. Consultation was initiated with Soboba on July 18, 2017 and November 9, 2017 the cultural report was provided to the tribe. The conditions of approval were sent to the tribe via email on June 20, 2018 and consultation was concluded with Soboba on the same day. No tribal cultural resources were identified by Soboba. No request for consultation was received from the other groups. Condition of approval 60. PLANNING MAP requires that prior to any ground disturbing activity a Native American Monitor be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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retained on site to ensure the protection of tribal resources should any be encountered. Therefore there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Project Application Materials, Will Serve Letter from Temescal Valley Water District August 18, 2016.

Findings of Fact:

a-b) Tract Map 37027 is for the subdivision of 8.1 gross acres into 16 residential lots. The General Plan Amendment will change the designation to Community Development: Medium Density Residential, and the Change of Zone will change the zone to General Residential (R-3). As stated in the letter from the Temescal Valley Water District indicated above, the Project site is located within the service boundaries of TVWD and domestic water service exists. Water service to individual lots will require the extension of water facilities within dedicated public and/or private rights-of ways, subject to terms, and conditions established by TVWD including but not limited to, fees and charges and water conservation measures. The project has been conditioned by Environmental Health to provide potable water (COA 15.E HEALTH.1) Less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Department of Environmental Health Review

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

a-b) Tract Map 37027 is for the subdivision of 8.1 gross acres into 16 residential lots. The General Plan Amendment will change the designation to Community Development: Medium Density Residential, and the Change of Zone will change the zone to General Residential (R-3). As stated in the letter from the Temescal Valley Water District indicated above, the Project site is located within the service boundaries of TVWD and domestic sewer service exists. Sewer service to individual lots will require the extension of water facilities within dedicated public and/or private rights-of ways, subject to terms, and conditions established by TVWD including but not limited to, fees and charges and water conservation measures. The project has been conditioned by Environmental Health to provide potable water (COA 15.E HEALTH.1) Less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, Land Canyon, or El Sobrante Landfill. This landfill has a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore the proposed project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during construction and long-term operation, and there will be less than significant impact.

b) The California integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established in an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste management Pan (CIWMP)(adopted January 14 1997), which outlines the goals,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with the future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with a California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Imperial Irrigation District, Verizon and AT&T, Temescal Valley Water District and Riverside County Transportation Department will ensure that potential impacts to utility improvements will be required to support this Project. Less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
44. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact:

a-e) The proposed project is located within a high fire area and a Moderate fire area. The project, will need to be consistent with the requirements for 100-foot setbacks between structures. In addition, the site allows for secondary access for emergency vehicles. The proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of the driveways, gated entries and turning radius.

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Sycamore Creek Fire Station No. 64 is the closest to the proposed project, located approximately 0.9 mile to the north of the Project site. Given the existing homes in the general area, coupled with the relative size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. 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, substantially 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): 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.

46. 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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

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

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review, Project Application Materials

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

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

VII. AUTHORITIES CITED

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

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

*Juan C. Perez
Agency Director*



02/26/19, 3:03 pm

TR37027

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR37027. 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 - 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. 2 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.)
 - 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) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance (cont.)

Insurance Program) {Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 3 AND - 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 Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 4 AND - Planning-All-MAP- PROJECT DESCRIPTION

The land division is a Tentative Tract Map for a Schedule "A" subdivision of 8.1 gross acres into 16 single family residential lots, one passive park, open space area, and one water infiltration trench.

Advisory Notification. 5 AND - 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Planning-MAP - LOT ACCESS/UNIT PLANS (cont.)
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. 6 AND 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.

Advisory Notification. 7 AND-Planning-MAP - TRAIL MAINTENANCE

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 37027 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 37027, dated 9/11/18.

E Health

E Health. 1 ECP Comments

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 TVWD Water and Sewer Service

TR37027 is proposing to receive potable water service and sanitary sewer service from Temescal Valley Water District (TVWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with TVWD as well as all other applicable agencies.

E Health. 3 Well and OWTS Destruction

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 3 Well and OWTS Destruction (cont.)**

There is an existing well and 2 existing onsite wastewater treatment systems (OWTS) at this project site. Adkan Engineers has provided an exhibit that identifies the location of the well and OWTS. The official exhibits shall also show this information and label them for destruction under permit with the Department of Environmental Health.

Exhibits show that the OWTS is located on lot 8 and in Litchi Street. The well is located on Lot 17. Prior to any grading permit clearances, these wells must be properly destroyed under permit. Please call (951)955-8980 for any additional questions.

Fire**Fire. 1 Gen - FIRE -Hydrants**

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 and the required water system will be installed prior to any combustible building material being placed on the site.

Comments: DRAFT B DAWSON

Flood**Flood. 1 FLOOD HAZARD REPORT**

Tract Map (TR) 37027 is a proposal for a Schedule "A" subdivision of an 8.1-acre site for residential use in the Temescal Canyon Area. The site is located west of Towhee Lane at its southern terminus. This project is being processed concurrently with Change of Zone (CZ) 07928 which is a proposal to change the current zoning classification from Rural Residential (R-R) to General Residential (R-3). This project is associated with the adjacent tracts, TR37154 and TR36317.

This project is subject to offsite storm runoff from the south. The northwesterly portion (Lots 1-3) of this tract is dependent upon a proposed District maintained 48" RCP storm drain constructed along Pawpaw Ct to provide flood protection. This facility is currently under construction as part of TR36317 (DWG No. 2-0470). The remaining offsite flows entering the site at the southwest corner will be intercepted by concrete v-ditches within drainage easements to be maintained by the future Homeowner Associate (HOA). These v-ditches convey storm flows to a proposed 18" RCP along Apple Ct that will connect to a storm drain also constructed as part of TR36317, near the northeast corner of this project. Hydrology and hydraulics calculations pertaining to the proposed 18" RCP will be reviewed by County Transportation. The exhibit states that the 18" RCP within private property will be maintained by the HOA and the portion within public right of way will be maintained by County Transportation. The District recommends that TR37027 enters into a CSA or other viable maintenance mechanism to provide maintenance for the pipe located within private property instead of the HOA. Additionally, this project shall obtain a permission letter from TR36317 to connect to their existing storm drain.

An infiltration trench to be maintained by the HOA is proposed within Lot 21 to mitigate

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO02533 ACCEPTED (cont.)

Planning-GEO. 1 GEO02533 ACCEPTED

County Geologic Report GEO No. 2533, submitted for the project TR37027, was prepared by Aragon Geotechnical, Inc. (AGI). The report is titled; "Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California," dated August 29, 2016. In addition, AGI has submitted the following documents for the project:

"Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014, Temescal Valley, Riverside County, California," dated December 2, 2016.

"Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California," dated January 8, 2018.

GEO No. 2533 concluded:

1. TTM No. 37027 is outside of official State of California Earthquake Fault Zones, but within a Riverside County Hazard Management Zone for active faults.
2. Active fault traces have been identified and located by AGI within the tract limits, and building setbacks have been recommended. It is AGI's opinion that the recommended setback will reduce risks to structures and people from ground rupture hazards to below a level of significance.
3. Historical high groundwater elevations appear to be at least 50 to 55 feet below the lowest ground surface.
4. AGI's investigation findings are that the site lacks liquefaction opportunity due to a lack of shallow groundwater.
5. It is AGI's opinion that induced landslide hazard risks (collectively deep-seated landslides, shallow earth flows, slumps, or rockfall) are very low.
6. AGI analyses mathematically demonstrate that a modeled wall+slope will be globally stable in a design-basis earthquake, and that wall overturning cannot occur. In other words, AGI calculates that structural collapse failure and loss of essential function, earth retention, will not occur.
7. Settlement magnitudes are anticipated to be small and will not be of engineering significance.
8. Blended site soils should have low to negligible expansion potential.

GEO No. 2533 recommended:

1. All vegetation, structures/foundations/utilities, and debris should be removed and properly disposed of offsite.
2. Remedial grading is recommended to remove and replace old fills, non-engineered fault trench backfills, and compressible natural soils as engineered compacted fills.
3. All fault trench backfill, whether in developed or open-space areas, should be removed and replaced as engineered fill.
4. Alluvial bottoms shall demonstrate in-place dry densities of 85% or greater of the laboratory-determined maximum dry density to be accepted, and exhibit insignificant macro-porosity.
5. AGI recommends a 24-inch deep engineered fill zone below wall foundations to minimize differential settlement by distributing vertical loads, and to help make foundation construction easier.

GEO No. 2533 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2533 is hereby accepted for planning purposes.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO02533 ACCEPTED (cont.)

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

Comments: RECOMMEND DWALSH 20180510

Transportation

Transportation. 1 General Transportation Conditions

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
9. Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
11. The Project shall obtain approval of street improvement plans from the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 General Transportation Conditions (cont.)
Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

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 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.

Comments: RECOMMND JMERLAN 20170306 DRAFT JMERLAN 20170306

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.

Comments: RECOMMND JMERLAN 20170306 DRAFT JMERLAN 20170306

Waste Resources. 3 0010-Waste Resources-MAP- AB 341

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

-Source separate recyclable and/or compostable material from solid waste and donate

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-MAP- AB 341 (cont.)

or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

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

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

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Comments: RECOMMND JMERLAN 20170306 DRAFT JMERLAN 20170306

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50. Prior To Map Recordation

E Health

050 - E Health. 1 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 TVWD Water and Sewer Service Not Satisfied

Provide current documentation that establishes water and sewer service from Temescal Valley Water District (TVWD).

Fire

050 - Fire. 1 0050 - ECR HYRD Req Not Satisfied

ECS Map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, and Environmental Constraint Sheet shall be filed with the final map containing the following; Prior yo the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant exists within 600 feet of any portion of the lot frontage as measured along approved vehicular travel ways; or that financial arrangements have been made to provide hydrant.

050 - Fire. 2 0050 - ECS Driveway requir Not Satisfied

ECS stamp must be stamped by the Riverside County Surveyor with the following note; Access will not have an up or downgrade of more than 15% (access will not be less than 20 feet in width and will have a vertical clearance of 15' Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 3 0050 - ECS HAS Fire Area Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

050 - Fire. 4 0050 - ECS WTR Not Satisfied

ECS Map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 5 0050 - Fire-Dev Stand Not Satisfied

Per Ordinance No. 348 Section 8.2 Development Standards, the floor to area ratio can not exceed two to one, and no residences shall exceed 35 feet in height.

050 - Fire. 6 0050 - Roofing material Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class B material as per the California Building Code.

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50. Prior To Map Recordation

Flood

050 - Flood. 1 BMP Maintenance & Inspection - Map Not Satisfied

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

050 - Flood. 2 On-site Drainage Easement Not Satisfied

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

050 - Flood. 3 Submit Final WQMP Not Satisfied

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

050 - Flood. 4 Submit Plans - Map Not Satisfied

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

Planning

050 - Planning. 1 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: "This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 2 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. 3 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

050 - Planning. 4 0050-Planning-MAP*- AG PRES (NONR) (1) Not Satisfied

Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Glen Ivy Agricultural Preserve No. 1, Map No.

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50. Prior To Map Recordation

Planning

050 - Planning. 4	0050-Planning-MAP*- AG PRES (NONR) (1) (cont.)	Not Satisfied
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34, under Agricultural Preserve Case No. 1061. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES (NONR)(2)."

050 - Planning. 5	0050-Planning-MAP*- CC&R RES CSA COM. AREA	Not Satisfied
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The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on TRACT MAP 37027, attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's

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50. Prior To Map Recordation

Planning

050 - Planning. 5 0050-Planning-MAP*- CC&R RES CSA COM. AREA (cont.) Not Satisfied

successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 6 0050-Planning-MAP*- CC&R RES POA COM. AREA Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case numbers (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and, 4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property 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', Infiltration Trench, Slopes, and the Park and Trail (Unless maintained by a different entity) more particularly described on TRACT MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's

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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP*- CC&R RES POA COM. AREA (cont.) Not Satisfied

successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 7 0050-Planning-MAP*- OFFER OF TRAILS Not Satisfied

An offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide community trail, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 8 0050-Planning-MAP*- QUIMBY FEES (1) Not Satisfied

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

050 - Planning. 9 0050-Planning-MAP*- REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1215, and Change of Zone No. 7828 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 designations and/or zones ultimately applied to the property.

050 - Planning. 10 Map - GPA CZ Approval Not Satisfied

Prior to Map Recordation, General Plan Amendment No. 1215, and Change of Zone No. 7928, shall have obtained final approval.

Survey

050 - Survey. 1 FINAL MAP REQUIREMENTS Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

1. 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. 2. The Project shall install survey monumentation as directed by the Transportation Department, or

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50. Prior To Map Recordation

Survey

050 - Survey. 1 FINAL MAP REQUIREMENTS (cont.) Not Satisfied
bond and enter into an agreement with the Transportation Department.

Transportation

050 - Transportation. 1 ANNEX ALL MAINT DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 2 ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 3 ANNEX LANDSP MAINT Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 ANNEX ST SWEEPING MAINT Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 ANNEX STREETLIGHT MAINT Not Satisfied

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 ANNEX WQMP MAINT Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 APPROVED MAINT EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 APPROVED MAINT EXHIBIT (ME) (cont.) Not Satisfied

walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note:

Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 8 COORDINATION WITH OTHERS Not Satisfied

The street design and improvement concept of this project including the off-site access shall be coordinated with TR36317.

050 - Transportation. 9 DEDICATION Not Satisfied

Litch Street and Apple Court are designated as a LOCAL Road and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalks within a 56' dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56').

NOTE:

1. A 5' concrete sidewalks shall be constructed adjacent to the property line within the 10' parkway.

Pawpaw Court is designated as a LOCAL ROAD and shall be improved with 32' part-width (20' project side and 12' on the other side of the centerline) AC pavement, 6" concrete curb and gutter, and 5' sidewalks (project side) within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

NOTE:

1. A 5' concrete sidewalks shall be constructed adjacent to the property line within the 10' parkway.

Plumcot Drive is designated as a LOCAL ROAD and shall be improved with 36' part-width (18' project side and 14' on the other side of the centerline) AC pavement, 6" concrete curb and gutter, and 5' sidewalks (project side) within a 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A".

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 DEDICATION (cont.) Not Satisfied
NOTE:

1. A 5' concrete sidewalks shall be constructed adjacent to the property line within the 10' parkway.

2. All roads improvements including off-site access road improvements shall be coordinated with TR36317.

050 - Transportation. 10 LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. 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 OFF- SITE ACCESS Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road.

Said access roads shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

1. Said off-site access road shall be the easterly extension of Litchi Street to Towhee Lane and the northerly extension of Towhee Lane to a paved County maintained Santiago Canyon Road.

2. Said off-site access road shall be the northerly extension of Apple Court (through TR36317) to Plumcot Drive and the westerly/northerly extension of Plumcot Drive to Papaya Court and the easterly extension of Papaya Court to a paved County maintained Santiago Canyon Road.

050 - Transportation. 12 SUBMIT APPLICATION Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 13 UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 UTILITY COORDINATION (cont.) Not Satisfied

a. The Street Improvement Plans are approved.

b. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 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. 2 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.

060 - BS-Grade. 3 0060-BS 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.

E Health

060 - E Health. 1 Well and OWTS Destruction Not Satisfied

Prior to grading permit issuance, existing well and 2 OWTS to be destroyed under permit with DEH. Please call (951)955-8980 for additional details.

Fire

060 - Fire. 1 0060- HFA Review Not Satisfied

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

Flood

060 - Flood. 1 Facility Maintenance Not Satisfied

Tract 37027 shall enter into a CSA or other viable maintenance mechanism, specifically for maintenance of the storm drain facility located within private property.

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 Obtain Permission Letter Not Satisfied

Obtain permission letter from Tract 36317 to connect to their existing storm drain near the northeast corner of this project.

060 - Flood. 3 Submit Final WQMP Not Satisfied

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

060 - Flood. 4 Submit Plans Not Satisfied

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

Planning

060 - Planning. 1 0060 - Planning- MM Haz 1 Not Satisfied

Prior to Grading permits, the decommissioning of the septic tanks shall be inspected by an environmental professional to determine the soil below the tank is not impacted by potential chemicals.

060 - Planning. 2 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. 3 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. 4 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 5 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).

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied

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. 6 0060-Planning-MAP - PALEONTOLOGIST REQUIRED 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont.) Not Satisfied

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. 7 0060-Planning-MAP - SLOPE STABILTY RPRT Not Satisfied

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

060 - Planning. 8 0060-Planning-MAP *- REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until [General Plan Amendment No. 1215, and Change of Zone No. 7928 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 9 0060-Planning-MAP*- AG PRES (NONR) (2) Not Satisfied

Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Glen Ivy Agricultural Preserve No. 1, under Agricultural Preserve Case No. 1061. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES (NONR) (1)"

060 - Planning. 10 0060-Planning-MAP*- AG PRES CANCEL (2) Not Satisfied

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1061, located within Glen Ivy Agricultural Preserve No. 1, Map No. 34, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

Planning-CUL

060 - Planning-CUL. 1 0060-Planning-MAP-CRMP required 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 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. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following:

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 0060-Planning-MAP-CRMP required (cont.) Not Satisfied

Archaeological Monitor An adequate number of qualified 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.

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

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

060 - Planning-CUL. 2 0060-Planning-MAP-Native American Monitor required Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) 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(s), the Native American Monitor(s) 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 agreement 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.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Grading Plan Compliance-Open Space Not Satisfied

The area discussed as "Open Space" on Figure 2 of the report entitled "MSHCP Consistency Analysis, Kylie Properties-Tract 37027" Dated: July, 2018, written by LSA Associates, Inc. will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-Grading Plan Compliance-Open Space (cont.) Not Satisfied
areas. These areas shall be mapped and labeled "Open Space" on the Grading Plan to the satisfaction of the Environmental Programs Department.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) 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 the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 APPROVED MAINT EXHIBIT (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070-Planning-MAP-Artifact Disposition Not Satisfied

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070-Planning-MAP-Artifact Disposition (cont.) Not Satisfied

Prior to Final Grading the landowner(s) shall relinquish ownership of all cultural and/or tribal cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or future Phase III data recovery. The following treatment (in order of preference) shall be applied. a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request. b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

070 - Planning-CUL. 2 Phase IV Cultural Report Required 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 - 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.

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL 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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1 0080- HFA Review and Appr Not Satisfied

Fire Department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

080 - Fire. 2 0080- Hydrant System Not Satisfied

Prior to 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. 3 0080-Fire Sprinkler System Not Satisfied

A Fire sprinkler system shall be installed in all dwellings per NFPA 13D, 2013 Edition. Plans shall be submitted to the Fire Department for review and approval prior to installation.

080 - Fire. 4 Prior to permit Not Satisfied

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. 3. The project is located in the "SRA Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1 Facility Maintenance Not Satisfied

Tract 37027 shall enter into a CSA or other viable maintenance mechanism, specifically for

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Facility Maintenance (cont.) Not Satisfied
maintenance of the storm drain facility located within private property.

080 - Flood. 2 Submit Final WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 Submit Plans Not Satisfied
A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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 with the subdivision to reduce the first and second story ambient interior and exterior levels of 65 CNEL, 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 - FEE BALANCE Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3 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 dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space. 4. Show detailed fencing plan including height and location. 5. Show typical model tour sign locations and elevation. 6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

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. 4 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. 5 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

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. 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.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP*- FINAL SITE PLAN (cont.) Not Satisfied

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 Corona Norco Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 ANNEX ALL MAINT DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 2 LANDSCAPING/TRAIL Not Satisfied

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

Landscaping plans shall be designed within Litchi Street and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

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.

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL (cont.) Not Satisfied

precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. 3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Flood

090 - Flood. 1 BMP - Education Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 BMP Maintenance & Inspection Not Satisfied

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

090 - Flood. 3 Implement WQMP - Map Not Satisfied

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090 - Planning - MAP MM Noise 1 Not Satisfied

Prior to building permits, proof of a noise impact analysis and design considerations to reduce interior and exterior noise levels are required to prove the noise is below acceptable levels of the County Standards of 65 dBA CNEL.

090 - Planning. 2 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative block wall on lots adjacent to McCallister Streets and El Sobrante Road. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 3 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

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

090 - Planning. 4 0090-Planning-Map-Roll Up Garage Doors Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 5 Map - Quimby Fees (2) Not Satisfied

The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the County Service Area No. 152.

Transportation

090 - Transportation. 1 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.

a. 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 Project proponent 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.

Plan: TR37027

Parcel: 290160013

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 80% COMPLETION (cont.) Not Satisfied

b. 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.

c. 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.

d. 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.

e. Written confirmation of acceptance from sewer purveyor is required.

f. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 2 FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. All Transportation Uniform Mitigation Fees (TUMF)

2. All Developer Impact Fees (DIF) in accordance with the fee schedule in effect at the time of payment.

090 - Transportation. 3 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right of way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Litchi Street.

090 - Transportation. 4 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all off-site overhead lines in each direction of the project site to the nearest off-site pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

In addition, the Project shall ensure that street-lights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

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

Plan: TR37027

Parcel: 290160013

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP- WASTE REPORTING FORM Not Satisfied
proponent to the Planning Division of the Riverside County Department of Waste Resources.
Receipts must clearly identify the amount of waste disposed and Construction and Demolition
(C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: February 9, 2017

TO:

Riv. Co. Transportation Dept.	P.D. Archaeology Section	Temescal Valley Water District
Riv. Co. Environmental Health Dept.	Riv. Co. Surveyor	Southern California Edison Co. (SCE)
Riv. Co. Fire Department (Riv. Office)	Riv. Co. Waste Resources Management Dept.	Southern California Gas Co.
Riv. Co. Building & Safety – Grading	Board of Supervisors - Supervisor: 1st District- Jeffries	Telephone: Verizon
Riv. Co. Building & Safety – Plan Check	Planning Commissioner: 1st District- Leach	Cable T.V.: Time Warner Cable
P.D. Environmental Programs Division	Corona City Sphere of Influence	Mojave Desert Air Quality Management District
P.D. Geology Section	Corona-Norco Unified School District	
Riv. Co. Trans. Dept. – Landscape Section		

GENERAL PLAN AMENDMENT NO. 01215, CHANGE OF ZONE NO. 07928, AND TENTATIVE TRACT MAP NO. 37027 – EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) – Location: North of Lake Elsinore, south of Santiago Canyon Road, west of Interstate-15, and west of Mayhew Canyon – 8.1 gross acres – REQUEST: A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD:VLDR) to Medium Density Residential (CD:MDR) to APN: 290-160-014 approximately 7.07 acres and a portion of APN: 290-160-014 totaling approximately 0.24 gross acres. A Change of Zone from Rural Residential (R-R) to Planned Residential (R-4). A Tentative Tract Map for a Schedule “A” subdivision of 8.1 gross acres into 19 single family residential lots, one open space park, and one infiltration trench. APN: 290-160-013 and 290-160-014 – Related Case: CZ07928 and GPA01215 UPROJ: TR37027, CZ07928 UDEV: GPA01215 BBID: 707-207-182

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 March 9, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Any questions or comments regarding this project should be directed to David Alvarez, Project Planner at (951) 955-5719 or e-mail at daalvarez@rivco.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.

David

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

March 29, 2017

Heather Thompson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation; GPA No 01215, Change of Zone No. 07928, and Tentative Tract Map No. 37027

Dear Ms. Thompson:

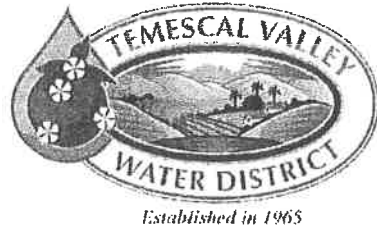
The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. **At this point we defer to the wishes of Tribes** in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



August 18, 2016

Ms. Carolyn Sims Luna, Department of Planning & Land Use
County of Riverside
P.O. Box 1409
Riverside, CA 92502

Re: **Water Availability for Tract # 37027, APN(s) 290-160-013, 014**

Dear Ms. Luna:

It is the intention of this District to provide potable water service to the above referenced proposed development.

Upon submittal of plans for review, the District will determine the following:

1. Major off-site and/or on-site facilities which may be required to serve this project.

Potable water service will be made available to the subject property provided:

1. The owner completes all necessary financial and non-financial arrangements, as determined by the District, with the District by February 2017.
2. That no **LIMITING CONDITIONS** exist which **ARE BEYOND** this **DISTRICT'S CONTROL** or **CANNOT BE COST-EFFECTIVELY** and/or reasonably satisfied by the District, which conditions may include but are not limited to, acts of God, **REGULATORY AGENCY REQUIREMENTS** or decisions, or legal actions initiated by others.
3. All **IRRIGATION** water will be supplied by **NONPOTABLE** water source.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to be "Jeff R. Pape".

Jeff R. Pape
General Manager



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall, CA 91322

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Valenzuela,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1215– EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) –

Location: North of Lake Elsinore, south of Santiago Canyon Road, west of Interstate-15, and west of Mayhew Canyon – 8.1 gross acres –

REQUEST: A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD:VLDR) to Medium Density Residential (CD:MDR) to APN: 290-160-014 approximately 7.07 acres and a portion of APN: 290-160-014 totaling approximately 0.24 gross acres.

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 26, 2017.

Sincerely,
Riverside County Planning Department

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Pg. 2

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Grubbe,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Pg. 2

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County Archaeologist

Attachments: USGS map
Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Augustine Band of Cahuilla Mission Indians
Amanda Vance, Chairperson
P.O. Box 846
Coachella, CA 92236

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Vance,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1215– EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) –

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County Archaeologist

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Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Welmas,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Riverside County Planning Department

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Pg. 2

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County Archaeologist

Attachments: USGS map
Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Cahuilla Band of Indians
Luther Salgado, Chairperson
52701 U.S Highway 371
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Salgado,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Pg. 2

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County Archaeologist

Attachments: USGS map

Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA 91906

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Goff,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1215– EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) –

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County Archaeologist

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Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Ewiiapaayp Tribal Office
Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Pinto,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Ewiiapaayp Tribal Office
Michael Garcia Vice Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Vice Chairperson Garcia,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1215– EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) –

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County Archaeologist

Attachments: USGS map

Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Gabrieleno/Tongva San Gabriel
Band of Mission Indians
Anthony Morales, Chairperson
P.O Box 693
San Gabriel, CA 91778

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Morales,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1215– EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) –

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Sincerely,
Riverside County Planning Department

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Pg. 2

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Gabrieleno Band of Mission
Indians-Kizh Nation
Andrew Salas, Chairperson
P.O Box 393
Covina, CA 91723

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Salas,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1215– EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) –

Location: North of Lake Elsinore, south of Santiago Canyon Road, west of Interstate-15, and west of Mayhew Canyon – 8.1 gross acres –

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Gabrielino Tongva Indians of
California Tribal Council
Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA 90707

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Dorame,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite
Gabrielino 1100
Los Angeles, CA 90067

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Co-Chairperson Candelaria,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 ½ Judge John Aiso St., #231
Los Angeles, CA 90012

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Goad,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Jamul Indian Village
Erica Pinto, Chairperson
P.O Box 612
Jamul, CA 91935

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Pinto,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

La Posta Band of Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Tribal Administrator Miller,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson M.A, RPA
County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Parada,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA 92086

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Chapparosa,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O. Box 1302
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Santos,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1215– EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) –

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County Archaeologist

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Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Mesa Grande Band of Mission Indians
Virgil Oyos, Chairperson
P.O. Box 270
Santa Ysabel, CA 92070

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Oyos,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Martin,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Ramona Band of Mission Indians
Joseph Hamilton, Chairperson
P.O. Box 391670
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Hamilton,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Lawson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Pg. 2

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map
Email CC: David Alvarez, Daalvarez@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Santa Rosa Band of Mission Indians
Steven Estrada, Chairperson
P.O. Box 391820
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Estrada,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1215– EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) –

Location: North of Lake Elsinore, south of Santiago Canyon Road, west of Interstate-15, and west of Mayhew Canyon – 8.1 gross acres –

REQUEST: A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD:VLDR) to Medium Density Residential (CD:MDR) to APN: 290-160-014 approximately 7.07 acres and a portion of APN: 290-160-014 totaling approximately 0.24 gross acres.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson
P.O. Box 487
San Jacinto, CA 92583

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Morillo,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1215– EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) –

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Sycuan Band of Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA 92019

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Martinez,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

GENERAL PLAN AMENDMENT NO. 1215– EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) –

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Heather Thomson M.A, RPA
County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Torres- Martinez Desert Cahuilla Indians
Mary Resvaloso, Chairperson
P.O Box 1160
Thermal, CA 92274

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Resvaloso,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 27, 2017

Viejas Band of Kumeyaay Indians
Robert J. Welch, Chairperson
1 Viejas Grande Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1215**

Dear Chairperson Welch,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1215**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Pg. 2

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County Archaeologist

Attachments: USGS map

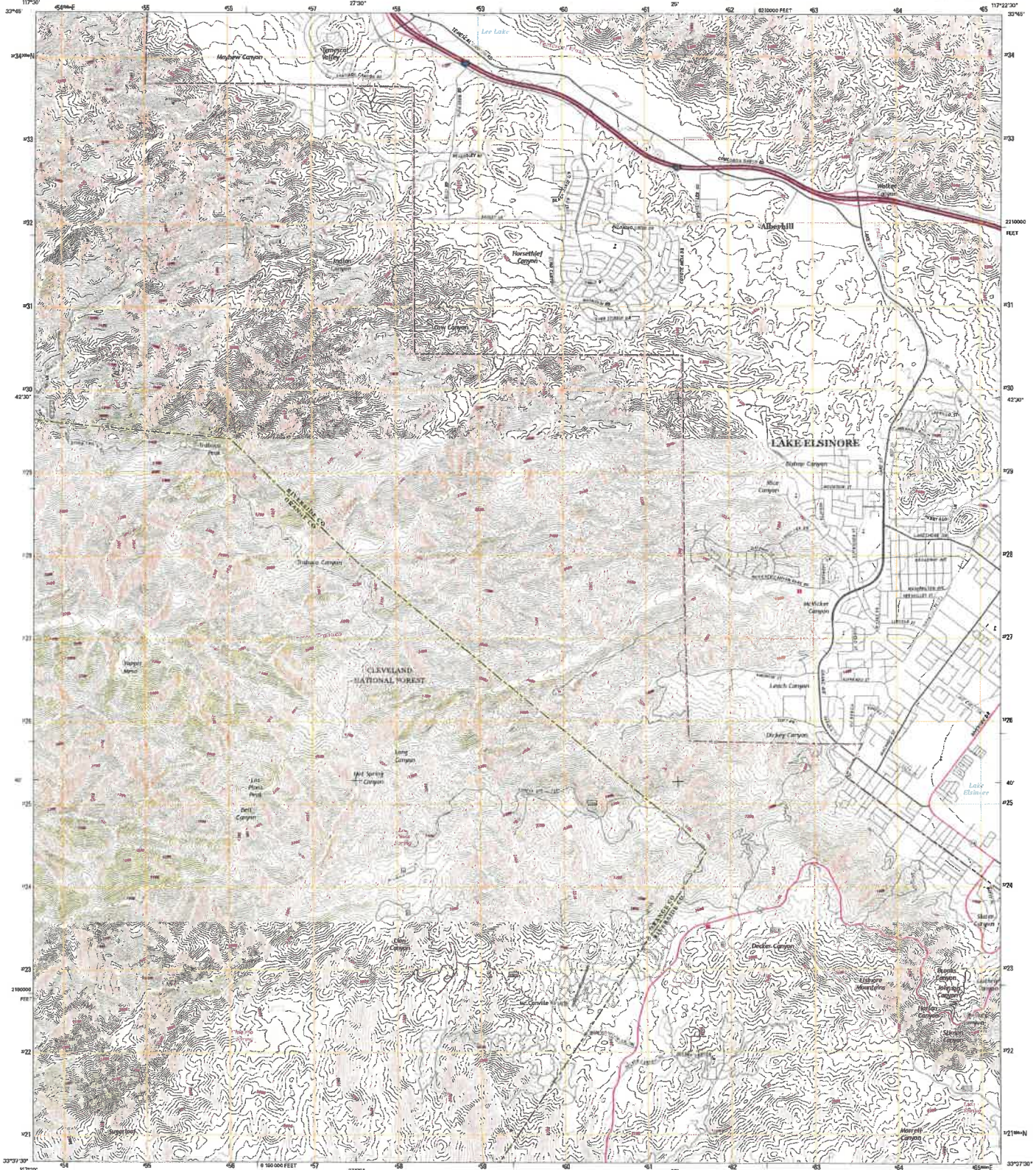
Email CC: David Alvarez, Daalvarez@rivco.org



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

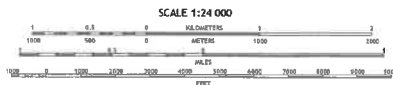
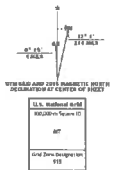


ALBERHILL QUADRANGLE
CALIFORNIA
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84), Projection and
Spheroid: GRS (Geoid) Geoid: Geoid, Zone 11S
UT 11S Zone Data: California Coordinate System of 1983 (Zone 6)
This map is not a legal document. Best results may be
generalized for this map scale. Private lands within government
jurisdiction may not be shown. Check jurisdiction before
entering private lands.

Imagery: 2010 April 2011
Roads: 2010
Hydrography: 2010
Contours: 2010
Public Land Survey System: 2011



CONTOUR INTERVAL 40 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
Amendments are associated with this product in data version 8.4.10



ROAD CLASSIFICATION

Expressway	Local Connector	Interstate	State Route
Secondary Hwy	Local Road	US Route	FS High
Ramp	405	FS Passenger Road	Clearance Route
Interstate	US Route	FS Primary Road	

Check with local forest service unit for current travel conditions and restrictions.

1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

ALBERHILL, CA
2015





RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 10, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37027, EA42987)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 9, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

GENERAL PLAN AMENDMENT NO. 01215, CHANGE OF ZONE NO. 07928, AND TENTATIVE TRACT MAP NO. 37027 – EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) – Location: North of Lake Elsinore, south of Santiago Canyon Road, west of Interstate-15, and west of Mayhew Canyon – 8.1 gross acres –

REQUEST: A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD:VLDR) to Medium Density Residential (CD:MDR) to APN: 290-160-014 approximately 7.07 acres and a portion of APN: 290-160-014 totaling approximately 0.24 gross acres. A Change of Zone from Rural Residential (R-R) to Planned Residential (R-4). A Tentative Tract Map for a Schedule "A" subdivision of 8.1 gross acres into 19 single family residential lots, one open space park, and one infiltration trench. APN: 290-160-013 and 290-160-014 – Related Case: CZ07928 and GPA01215 **UPROJ: TR37027, CZ07928 UDEV: GPA01215 BBID: 707-207-182**

Sincerely,

PLANNING DEPARTMENT

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

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Pg. 2

Heather Thomson, Archaeologist

Email CC: David Alvarez, Daalvarez@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 10, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37027, EA42987)

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Sincerely,

PLANNING DEPARTMENT

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Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 10, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37027, EA42987)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 9, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 10, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37027, EA42987)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 10, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37027, EA42987)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 10, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37027, EA42987)

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

GENERAL PLAN AMENDMENT NO. 01215, CHANGE OF ZONE NO. 07928, AND TENTATIVE TRACT MAP NO. 37027 – EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) – Location: North of Lake Elsinore, south of Santiago Canyon Road, west of Interstate-15, and west of Mayhew Canyon – 8.1 gross acres –

REQUEST: A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD:VLDR) to Medium Density Residential (CD:MDR) to APN: 290-160-014 approximately 7.07 acres and a portion of APN: 290-160-014 totaling approximately 0.24 gross acres. A Change of Zone from Rural Residential (R-R) to Planned Residential (R-4). A Tentative Tract Map for a Schedule "A" subdivision of 8.1 gross acres into 19 single family residential lots, one open space park, and one infiltration trench. APN: 290-160-013 and 290-160-014 – Related Case: CZ07928 and GPA01215 **UPROJ: TR37027, CZ07928 UDEV: GPA01215 BBID: 707-207-182**

Sincerely,

PLANNING DEPARTMENT

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Pg. 2

Heather Thomson, Archaeologist

Email CC: David Alvarez, Daalvarez@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 10, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37027, EA42987)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 9, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

GENERAL PLAN AMENDMENT NO. 01215, CHANGE OF ZONE NO. 07928, AND TENTATIVE TRACT MAP NO. 37027 – EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) – Location: North of Lake Elsinore, south of Santiago Canyon Road, west of Interstate-15, and west of Mayhew Canyon – 8.1 gross acres –

REQUEST: A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD:VLDR) to Medium Density Residential (CD:MDR) to APN: 290-160-014 approximately 7.07 acres and a portion of APN: 290-160-014 totaling approximately 0.24 gross acres. A Change of Zone from Rural Residential (R-R) to Planned Residential (R-4). A Tentative Tract Map for a Schedule "A" subdivision of 8.1 gross acres into 19 single family residential lots, one open space park, and one infiltration trench. APN: 290-160-013 and 290-160-014 – Related Case: CZ07928 and GPA01215 **UPROJ: TR37027, CZ07928 UDEV: GPA01215 BBID: 707-207-182**

Sincerely,

PLANNING DEPARTMENT

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Pg. 2

Heather Thomson, Archaeologist

Email CC: David Alvarez, Daalvarez@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant Director of TLMA

March 10, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37027, EA42987)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by April 9, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
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Project Description:

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PLANNING DEPARTMENT

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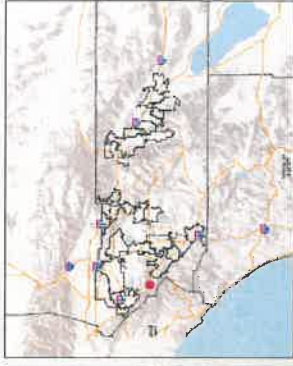
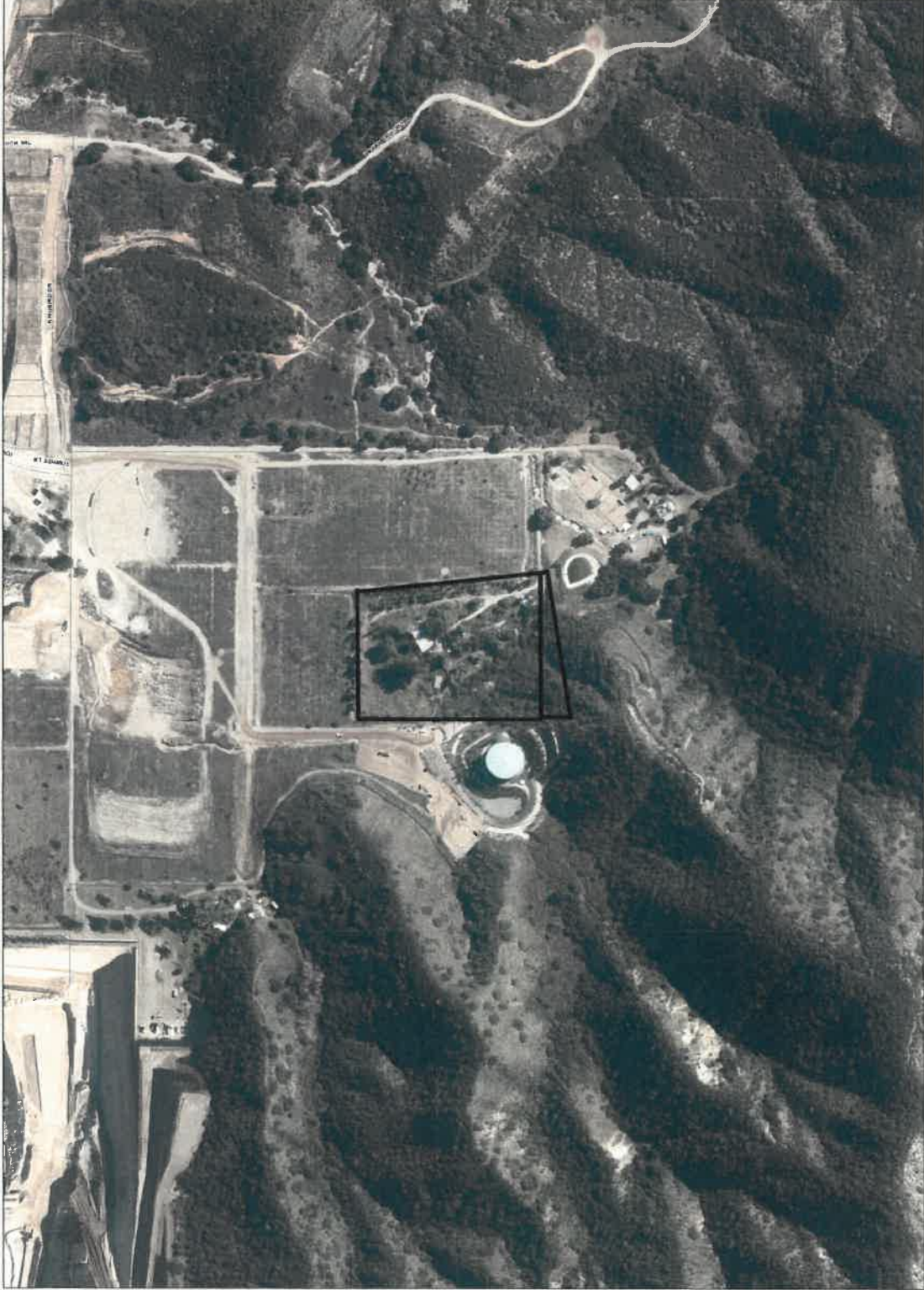
Pg. 2

Heather Thomson, Archaeologist

Email CC: David Alvarez, Daalvarez@rivco.org

Attachment: Project Vicinity Map and Project Aerial

TR37027



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

Notes

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

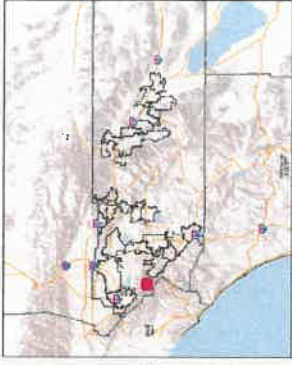


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REPORT PRINTED ON... 3/10/2017 9:23:54 AM

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TR37027



- Legend**
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REPORT PRINTED ON... 3/10/2017 9:25:04 AM

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PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

April 10, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
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 Johnson
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor,
Riverside, California 92502-1409

Re: PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 AND SB 18 FOR GENERAL PLAN AMENDMENT NO. 01215, CHANGE OF ZONE NO. 07928, AND TENTATIVE MAP NO. 37027-EA42987

Dear Ms. Johnson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe”) a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated March 10, 2017 and received in our office March 16, 2017.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 AND SB 18 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 TR37027, EA42987
April 10, 2017
Page 2

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum 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, SB 18 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

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



March 29, 2017

Heather Thompson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation; GPA No 01215, Change of Zone No. 07928, and Tentative Tract Map No. 37027

Dear Ms. Thompson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

April 9, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; TR37027, EA42987

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

Dawson, Brett

From: THPO Consulting <ACBCI-THPO@aguacaliente.net>
Sent: Wednesday, April 19, 2017 10:55 AM
To: Thomson, Heather; Alvarez, David
Subject: SB 18 Consultation for GPA 1215- EA42987 (APN 290-1600014)

Good Morning, Ms. Thomson,

Thank you for including us in the consultation process for this project. However, a records check of the ACBCI cultural registry revealed that this project is not located within the Tribe's Traditional Use Area (TUA). Therefore, we defer to the other tribes in the area. This letter shall conclude our consultation efforts.

Have a great day,

Victoria Harvey M.A., R.P.A.
Archaeological Monitoring Coordinator
Agua Caliente Band of Cahuilla Indians
760-699-6981 (Desk)
(760) 406-1909 (Cell)
vharvey@aguacaliente.net

The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer

Dawson, Brett

From: Komalpreet Toor <komal@lozeaudrury.com>
Sent: Monday, February 04, 2019 4:18 PM
To: Dawson, Brett
Subject: Re: [EXTERNAL MAIL] Multifamily Units under EA42987?

Brett,

Thank you for your prompt response!

Best,
Komal

On Mon, Feb 4, 2019 at 4:17 PM Dawson, Brett <BDawson@rivco.org> wrote:

Hi Komal,

They will all be single family homes. No multifamily units are permitted.

Thanks,

Brett

From: Komalpreet Toor [mailto:komal@lozeaudrury.com]
Sent: Monday, February 04, 2019 4:06 PM
To: Dawson, Brett <BDawson@RIVCO.ORG>
Subject: [EXTERNAL MAIL] Multifamily Units under EA42987?

Good afternoon Mr. Dawson,

Are any multifamily residential units proposed under the project related to GPA No.1215, COZ No. 7928, TTM No. 37027 aka EA42987?

Thank you,

Komal

--

Dawson, Brett

From: kyla moore <lmoore1906@yahoo.com>
Sent: Monday, February 04, 2019 5:50 PM
To: Dawson, Brett
Subject: [EXTERNAL MAIL] Change of Zone No.7928

Good Evening,

I reside in Sycamore Creek along Towhee and Kingbird Drive. I want to make sure these(16) proposed family homes DO NOT impede our view of the mountains that we paid for. I would like to see the track plans.

Thank you,
Mrs. Moore
Sycamore Creek

Dawson, Brett

From: Cheryl Aoys <cherylaoy@yahoo.com>
Sent: Tuesday, February 19, 2019 8:08 AM
To: Dawson, Brett
Subject: [EXTERNAL MAIL] Sycamore Creek Housing

Dear B. Dawson,

I am opposed to the general plan amendment of 90 acres of Kiley-owned property south of Santiago County.

The only reason to increase to medium density residential from the currently zoned low density residential is a desire for more money to the builder, and does not consider the impact on the Sycamore Creek residents or resources available. Our classrooms are already overfilled, with over 30 students in our kindergarten classrooms, and we do not have a local high school. We have to commute over 10 miles to take our kids to high school, which has caused over crowding on the 15 fwy north for morning commuters. I have lived in this community for 8 years now and it used to take 10 min to get to Centennial or the 91 fwy from Sycamore Creek, and now it takes an hour or more from all the building and growth the area has experienced. Residents are moving out of the area due to the congestion, and lack of planning by officials to accommodate.

Please do not approve this amendment.

Sincerely,
Cheryl Aoys

Sent from my iPhone

Dawson, Brett

From: Nicholas Wren <nickdwren@gmail.com>
Sent: Monday, February 18, 2019 8:09 PM
To: Dawson, Brett
Subject: [EXTERNAL MAIL] Sycamore Creek

I am opposed to the general plan amendment of 90 acres of Kiley-owned property south of Santiago County.

The only reason to increase to medium density residential from the currently zoned low density residential is a desire for more money to the builder, and does not consider the impact on the Sycamore Creek residents or resources available.

Please do not approve this amendment.

Sent from my iPhone

Dawson, Brett

From: Andrea Wiggins <andrea_wiggins@icloud.com>
Sent: Tuesday, February 19, 2019 10:51 AM
To: Dawson, Brett
Subject: [EXTERNAL MAIL] 90 acres of Kiley-owned property south of Santiago County

To whom this may concern:

I am opposed to the general plan amendment of 90 acres of Kiley-owned property south of Santiago County.

The only reason to increase to medium density residential from the currently zoned low density residential is a desire for more money to the builder, and does not consider the impact on the Sycamore Creek residents or resources available. We are at capacity in our classroom sizes in the elementary, middle school, and all these Temescal Valley students are still without a high school. Please consider the children of this area before this amendment is made.

Please do not approve this amendment.

Thank you,

Andrea Wiggins
Sycamore Creek Resident

Sent from my iPhone



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 37027 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: _____ E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport Drive

Riverside City CA State 92504 ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0598

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: 6879 Airport Drive

Riverside City CA State 92504 ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0598

Property Owner's Name: Kiley Childrens Trust E-Mail: _____

Mailing Address: 2279 Eagle Glen Parkway

Corona City CA State 92883 ZIP

Daytime Phone No: (951) 603-0699 Fax No: (231) 631-2311

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.

Adkan Engineers - Michael Brendecke

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

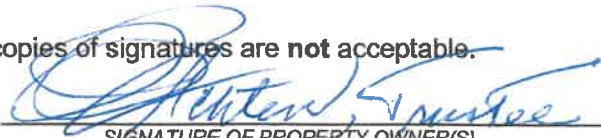
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Kiley Childrens Trust- Joe Achten

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Wayne and Nancy Kiley

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-160-013, 290-160-014

Section: 13 Township: 5S Range: 6W

Approximate Gross Acreage: 8.10 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Lake Elsinore, South of Santiago Canyon Rd, East of I-15, West of Mayhew Canyon.

Thomas Brothers map, edition year, page number, and coordinates: Page 834 G2,G3,H2,H3 (2010)

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 will subdivide 8.10 acres into 19 single family residential homes.

Related cases filed in conjunction with this request:

N/A

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

EA No. (if known) N/A EIR No. (if applicable): N/A

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: Geotechnical Report, Fault Study

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) N/A

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) N/A

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: 50,812 CY

Estimated amount of fill = cubic yards 13,561 CY

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import _____ Export 37,251 CY Neither _____

What is the anticipated source/destination of the import/export?
TR 36317/36317-1

What is the anticipated route of travel for transport of the soil material?
Streets of TR 36317/36317-1

How many anticipated truckloads? 3,726 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 206,910 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

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

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	
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 checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects; that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Land area is based on acreage disturbed

²Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

DETERMINATION: Circle appropriate determination.

If any question answered "YES"	Project requires a project-specific WQMP.
If all questions answered "NO"	Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

NOTE:

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO A SPECIFIC PROJECT.

ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

ATTACH PAGE 1 ALONG WITH PROPER DOCUMENTATION LISTED BELOW:

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

<u>Application Number(s):</u>	<u>Date Filed:</u>	<u>Application Number(s):</u>	<u>Date Filed:</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Assessor Parcel Number(s):

290-160-013, 290-160-014

The property is owned by:

- | | |
|--|--|
| <input type="checkbox"/> Sole Ownership | <input type="checkbox"/> Limited Liability Company (LLC) |
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Corporation |
| <input type="checkbox"/> Partnership | <input checked="" type="checkbox"/> Trust |

Include the following documentation:

- A Preliminary Title Report issued by a title company licensed to business in the State of California dated less than 30 days prior to the date of submittal of this application.
- Documentation proving who has authority to sign the agreement, such as:

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

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- If Limited Liability Company: Please provide the Operating Agreement;
- If Corporation: Please provide Articles of Incorporation and corporate resolution re: authority to execute agreements on behalf of the corporation;
- If Partnership: Please provide either an LP1 or LP5 document, filed with the Secretary of State, and partnership agreement;
- If Trust: Please provide a certified abstract of the trust.
- For out of state legal entities, please provide document showing registration with the California Secretary of State.

Property Owner Name: Kiley Family Trust

Contact Person: Joe Achten E-Mail: boxmanjoe1@gmail.com

Mailing Address: 2279 Eagle Glen Parkway

Corona CA 92883

City State ZIP

Daytime Phone No: (951) 603-0699 Fax No: (231) 631-2311

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.

Additional Parties to be notified:

Name: Adkan Engineers

Contact Person: Michael Brendecke E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport Dr.

Riverside CA 92504

City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0598

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Street

City

State

ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 06/02/2016

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. 1215, CHANGE OF ZONE NO. 7928, and TENTATIVE TRACT MAP NO. 37027 – Intent to Adopt a Mitigated Negative Declaration – EA42987 – Applicant: Adkan Engineering – Representative: Adkan Engineering – First Supervisorial District – Temescal Canyon Area Plan – Alberhill Zoning Area – Zoning: Rural Residential (R-R) – Location: Northerly of Lake Elsinore, southerly of Santiago Canyon Road, westerly of Interstate 15, and westerly of Mayhew Canyon – 8.1 gross acres – REQUEST: A General Plan Amendment to change the General Plan Land Use designation from Community Development: Very Low Density Residential (CD-VLDR) to Medium Density Residential (CD-MDR). A Change of Zone from Rural Residential (R-R) to General Residential (R-3). A Tentative Tract Map for a Schedule “A” subdivision of 8.1 gross acres into 16 single family residential lots, one (1) passive park, open space area, and one (1) water quality basin.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 20, 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 Brett Dawson at (951) 955-9072 or email at bdawson@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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 15, 2019,

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

APN (s) or case numbers CZ07928 / GPA01215 / TR37027 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

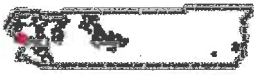
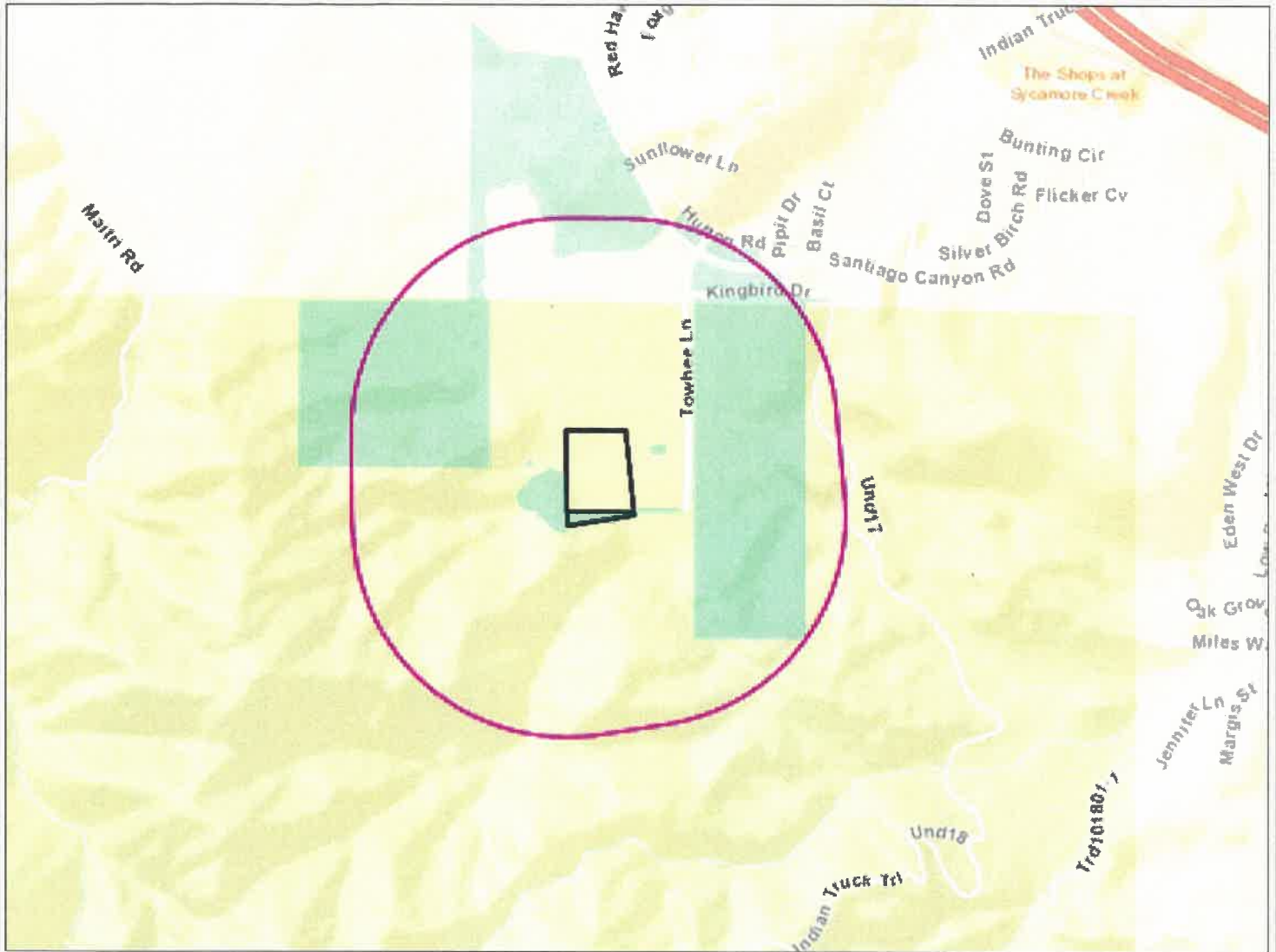
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ07928 GPA01215 TR37027 (2000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  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... 1/15/2019 11:04:48 AM

© Riverside County RCIT

290150003
WERNER FAMILY PROP
C/O C/O PATTY SCHULER
P O BOX 77850
CORONA CA 92877

290150004
L WAYNE KILEY
NANCY L KILEY
C/O STE 112-221
2279 EAGLE GLEN PKWY
CORONA CA 92883

290160014
L WAYNE KILEY
NANCY L KILEY
C/O NO 112 221
2279 EAGLE GLEN PKY
CORONA CA 92883

290160017
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

290660010
JOE ACHTEN
C/O C/O KILEY CHILDRENS TRUST
205 E 5TH ST
CORONA CA 92879

290660011
ALAN R GRAY
JUANITA E GRAY
11011 INDIAN TRUCK TR
CORONA CA. 92883

290660024
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
3403 10TH ST STE 400
RIVERSIDE CA 92501

290670005
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

290730008
TRAVIS FITZKE
NICOLE STAGGS
11460 KINGBIRD DR
CORONA CA. 92883

290730009
PAUL K NAZAR
ARLENE M NAZAR
11448 KINGBIRD DR
CORONA CA. 92883

290730010
GABRIEL VEGA
MARTA VEGA
11436 KINGBIRD DR
CORONA CA. 92883

290730011
JON R TYLER
11424 KINGBIRD DR
CORONA CA. 92883

290730012
YILIN LI
FANG LIU
11412 KINGBIRD DR
CORONA CA. 92883

290730013
LAKISHA MOORE
11400 KINGBIRD DR
CORONA CA. 92883

290730014
CHANG H KEEM
11388 KINGBIRD DR
CORONA CA. 92883

290730015
TAREK ABDELGHENI SOUFI
11376 KINGBIRD DR
CORONA CA. 92883

290730016
NICHOLAS DON WREN
DANIELA VICTORIA WREN
11364 KINGBIRD DR
CORONA CA. 92883

290730017
SIROJIDDIN BEKCHANOV
SORANAN THANASETPOOMPISAN
11352 KINGBIRD DR
CORONA CA. 92883

290730018
WILLIAM G CERVANTES
CHERYL A CERVANTES
25984 TOWHEE LN
CORONA CA. 92883

290730019
LISA LAMOREAUX BERGFELD
25972 TOWHEE LN
CORONA CA. 92883

290730020
MATTHEW R HACKWORTH
25960 TOWHEE LN
CORONA CA. 92883

290730021
RAYMOND MARTINEZ
TATIANA C MARTINEZ
25948 TOWHEE LN
CORONA CA. 92883

290732001
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

290740001
MOHAMMAD A RAUF
SHAHEEN RAUF
11329 HUTTON RD
CORONA CA. 92883

290740002
JASON E UNZUETA
KRISTINA C UNZUETA
11317 HUTTON RD
CORONA CA. 92883

290740003
MUHAMMAD FAHD JAVED
SALAHUDDIN ASHRAF KHAN
11305 HUTTON RD
CORONA CA. 92883

290740004
JUSTIN WAYNE NESLER
STEPHANIE NESLER
11293 HUTTON RD
CORONA CA. 92883

290741003
JENNIFER S LANE
TIMOTHY A LANE
11425 HUTTON RD
CORONA CA. 92883

290741004
RYAN O HERRON
LEANNE R HERRON
11413 HUTTON RD
CORONA CA. 92883

290741005
NADER HOSSEINZADEH
NAVID HOSSEINZADEH
11401 HUTTON RD
CORONA CA. 92883

290741006
CASSANDRA D MCDADE
11389 HUTTON RD
CORONA CA. 92883

290741007
ADAM HERRERA
SELINA HERRERA
11377 HUTTON RD
CORONA CA. 92883

290741008
KWOK CHEUNG LEE
TERESA YUK NG
537 CAMINO DE GLORIA
WALNUT CA. 91789

290741009
MICHAEL D PERKINS
JILL H PERKINS
11353 HUTTON RD
CORONA CA. 92883

290902002
RIVERSIDE COUNTY FLOOD CON & WATER CON
1995 MARKET ST
RIVERSIDE CA 92501

290903006
LENNAR HOMES OF CALIF
C/O C/O JAMES C REINHART
11807 NE 99TH ST STE 1170
VANCOUVER WA 98682

Wayne and Nancy Kiley
2279 Eagle Glenn Parkway Ste 112- 221
Corona CA 92883

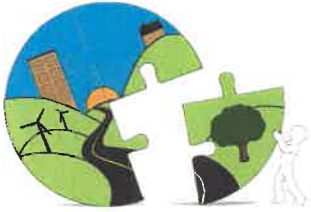
Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

Adkan Engineers
Michael Bredecke
6879 Airport Drive
Riverside CA 92504

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

Jerry Sinich
25704 Lacebark Road
Temescal Valley CA, 92883

Lmoore1906@yahoo.com
Kyla Moore



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
*Assistant Director of
TLMA- Community Development*

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.

TR37027 GPA01215 CZ07928
Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Adkan Engineers Michael Bredecke
Project Applicant

Adkan Engineers 6879 Airport Drive Riverside CA 92504
Address

The project is located south of Santiago Canyon Road and west of Towhee Lane

Project Location
General Plan Amendment No. 1215 to change the sites Land Use Designation from Community Development: Very Low density Residential (CD:VLDR) to Community Development: Medium Density Residential (DC:MDR) Tentative Parcel Map No. 37155 A Schedule A subdivision of 8.1 gross acres into 16 residential lots and three open space lots to be used for park, drainage and conservation. Change of Zone No. 7928 to change the project site's Zoning Classification from Rural Residential (R-R) to General Residential (R-3)

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 4, 2018, 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 and certified for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

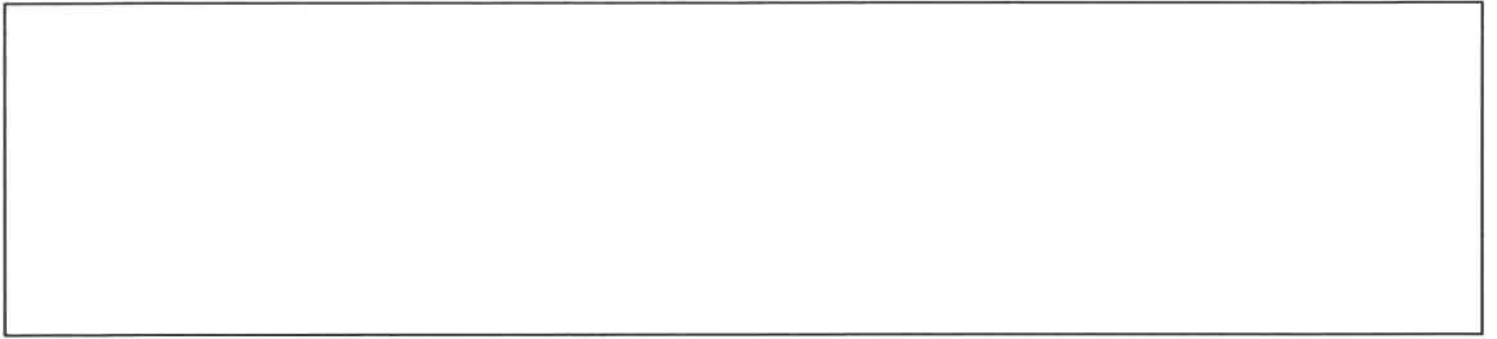
This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: N/A



**INVOICE (PLAN-CFG06355)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Adkan Engineers
6879 Airport Dr
Riverside, Ca 92504

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06355	01/17/2017	01/17/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06355	0452 - CF&G TRUST: RECORD FEES	\$50.00
11245 Indian Truck Tr Corona,	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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

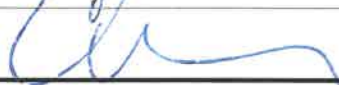
4.1

Planning Commission Hearing: March 6, 2019

PROPOSED PROJECT

Case Number(s): Conditional Use Permit No. 3781
CEQA Exempt Categorical Exemption No. 15301
Area Plan: Harvest Valley/Winchester
Zoning Area/District: Hemet-San Jacinto District
Supervisory District: Third District
Project Planner: Jason Killebrew
Project APN: 465-020-006

Applicant: Rainbow Enterprises
C/O – Laurie Barnes
Representative: Lawrence McDermott


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3781 is a proposal to re-establish a trailer and boat storage area for recreational vehicles on an approximate 5.27 acre parcel ("Project"). The Project also includes 250 recreational vehicle trailer storage spaces. The Project site will be paved with a decomposed granite material. No further improvements or construction is proposed.

The Project site is located south of Florida Avenue, East of California Avenue, and West of Cordoba Drive. The site takes access from Florida Avenue, on a private driveway through an existing mobile home park.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) based on the findings and conclusions in the staff report; and,

APPROVE Conditional Use Permit No. 3781, limited to a life of five years, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
---	-----------------------

Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	Not in Zoning Overlay, Not in Policy Area
Surrounding General Plan Land Uses	
North:	High Density Residential (HDR)
East:	Medium Density Residential (MDR)
South:	Open Space: Conservation (OS:C)
West:	Medium Density Residential (MDR)
Existing Zoning Classification:	Mobilehome Subdivision and Mobilehome Park, 20,000 square foot minimum (R-T-20000)
Surrounding Zoning Classifications	
North:	Heavy Agriculture, 10 acre minimum (A-2-10)
East:	Mobilehome Subdivision and Mobilehome Park, 20,000 square foot minimum (R-T-20000)
South:	Mobilehome Subdivision and Mobilehome Park, 20,000 square foot minimum (R-T-20000)
West:	Residential Agriculture (R-A), Heavy Agriculture, 10-acre minimum (A-2-10)
Existing Use:	Trailer and boat storage Facility (CUP02492 – Expired)
Surrounding Uses	
North:	Mobilehome Park
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land/Mobilehome Park

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	5.27 acres	20,000 square feet
Existing Building Area (SQFT):	None	N/A
Proposed Building Area (SQFT):	None	N/A

Located Within:

City’s Sphere of Influence:	Yes - Hemet
Community Service Area (“CSA”):	Yes – Homeland #80 - Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High Susceptibility
Subsidence Area:	Yes – Susceptible
Fault Zone:	No

Fire Zone:	Yes – High Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 3683 (see below)
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes
Airport Influence Area (“AIA”):	Yes – Hemet-Ryan Zone E

The Project site is located within a Criteria Cell (3683) of the Western Riverside County Multiple Species Habitat Conservation Plan. The site, although not located in a conservation area, is located within a fee area, and would be subject to any applicable fees. Since the site was previously entitled, disturbed, and continuously used as a trailer and boat storage area, it was determined that the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) would not be required.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Property History

On February 11, 1958, Variance No. 203 was approved to allow for the construction and operation of a Mobilehome park. This entitlement allowed the northern portion of the Project site (APN: 465-020-023) to be used as a Mobilehome park which has been in continuous operation and currently remains today.

On July 1, 1981, Conditional Use Permit (CUP) 2492 was approved, allowing trailer and trailer and boat storage directly south of the approved Mobilehome Park. As part of the conditions of approval, a limited life was placed on this CUP for a 10-year period. No extensions were filed for this CUP, which ultimately expired on July 1, 1991. Although the CUP has been expired, the property has been continuously

operating as a trailer and boat storage without the benefit of a new CUP. This application is seeking to re-entitle the existing, previously approved trailer and boat storage use.

Zoning/Development Standards:

The Project site is located within the R-T Zone (Mobilehome Subdivisions and Mobilehome Parks. Ordinance No. 348, Article VIIIb, Section 8.50C. Allows trailer and boat storage areas provided that such use is developed in conjunction with and adjacent to a Mobilehome park, and with the approval of a conditional use permit. The Project meets this requirement as it is adjacent to an existing Mobilehome park, under the same ownership and has submitted this CUP application.

Ordinance No. 348, Article XIXd provides guidelines and standards for trailer and boat storage Areas. Since this application does not include the request for construction of any buildings or facilities development standards related to construction from this section would not apply. However, the storage area would be conditioned to provide opaque screening from all streets and surrounding properties.

Conditional Use Permit No. 3781 was submitted to the County of Riverside on September 27, 2017.

General Plan:

The County of Riverside has developed and adopted a General Plan for the unincorporated portions of the County. The General Plan is intended to manage the overall pattern of development more effectively and provides the vision for how the County should be developed in the future. The proposed Project is required to be consistent with the General Plan as part of the findings and conclusions identified in this report. Two of the nine elements of the General Plan are specific to this Project and are outlined below:

Land Use Element: The Project site has a General Plan Foundation of Community Development, and a land use designation of Medium Density Residential (CD-MDR). The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

The Project site is located in the R-T Zone which is "Highly Consistent" with the MDR land use designation based on guidelines developed with the update to the General Plan. Since a trailer and boat storage area is allowed within the R-T zone with approval of a Conditional Use Permit, and only in conjunction with and adjacent to a Mobilehome park. The trailer and boat storage would be considered an incidental use to the Mobilehome Park. This was also the case when the site was originally entitled in 1981 (CUP2492), where the finding was made that "the proposed Project would allow personal storage of recreational vehicles for the residents of the Roseland Trailer Park."

The existing Mobilehome Park was approved and has been in continuous operation since 1958. The Mobilehome Park is under the same ownership as the proposed Project and provides access for the proposed Project through the park, from Florida Avenue. The proposed trailer and boat storage would be an added amenity to the Mobilehome Park, by providing a facility for the residents of the park to store recreational vehicles. The existing Mobilehome Park remains consistent with the guidelines and density identified in the General Plan Land Use Element.

Circulation Element: The Circulation Element of the General Plan provides conceptual framework for the movement of goods and people throughout Riverside County. The circulation system is intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage between communities. The Circulation Element identifies these transportation needs and plans for the future travel demands. The subject site is located within the path of a future re-alignment of State Route 79 (SR79), where the majority of the property will eventually become a public right-of-way (See Figure 2 below). Since it is unknown when this re-alignment of SR79 will occur, staff has considered this application for a limited lifespan approval. The proposed Project would be an ideal interim use, since minimal improvements would be made to the site, and the stored trailers and boats could be removed in a relatively short period of time, once the re-alignment moves forward into a construction phase. Therefore, with conditions of approval limiting the life of the proposed Project, staff ensures that the Project would not conflict with the General Plan Circulation Element.

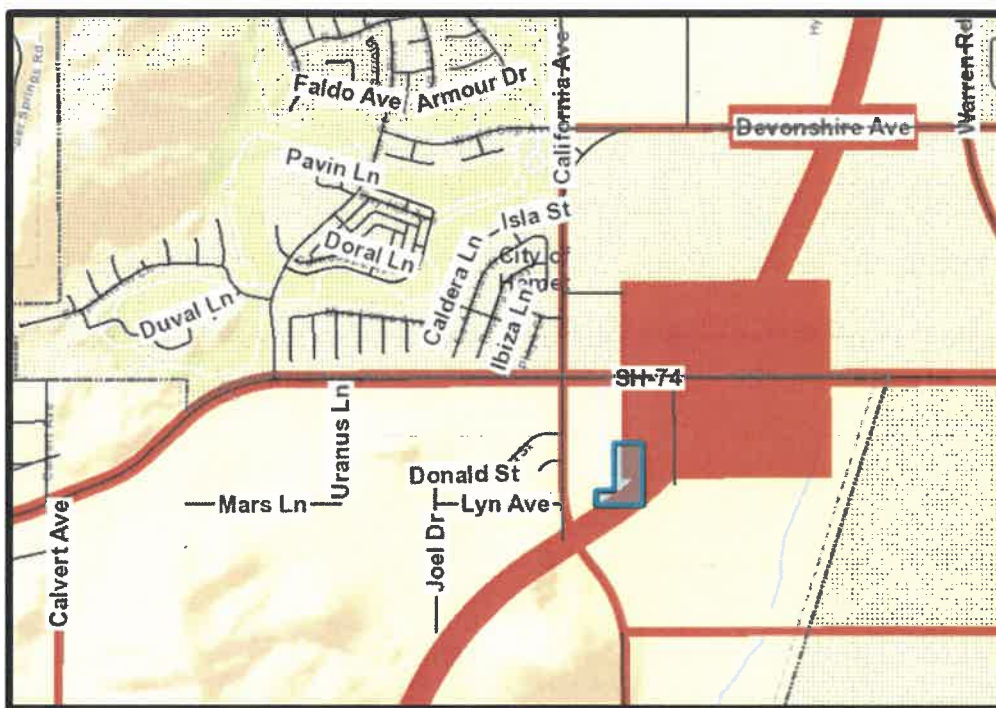


Figure 2: Circulation Element Map
Project Site: Blue Highlight, SR79 Alignment: Brown Highlight

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

The proposed Project has been determined to be exempt from CEQA pursuant to State CEQA Guidelines:

Section 15301, Class 1, Existing Facilities - This section specifically applies to the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving no expansion of use beyond that existing at the time of the lead agency's determination. The Project site has been continuously in operation as a trailer and boat storage facility since 1981, with no expansion. The proposed Project is to re-entitle the existing trailer and boat storage facility.

Section 15303, Class 3, New Construction or Conversion of Small Structures – This section specifically exempts construction and location of new, small facilities or structures. The Project does not include the construction of any new structure, and would only re-entitle the existing trailer and boat storage facility, therefore, qualifying for exemption.

Section 15061, Common Sense Exemption – It has been determined with certainty, based on the Project's limited scope, no construction, and restricted lifespan of the use that the Project would not result in significant effect on the environment.

FINDINGS AND CONCLUSIONS

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

Conditional Use Permit

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

General Plan. The Project site has a General Foundation of Community Development, and a land use designation of Medium Density Residential (CD-MDR). The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The Project site is located in the R-T Zone which is "Highly Consistent" with the MDR land use designation. The Project's consistency with the MDR land use designation is supported by policies identified in the General Plan. Specifically, Land Use Policy (LU) 28.1 to accommodate the development of single and multi-family residential units in appropriate areas, and LU 28.8 to establish activity centers within or near residential neighborhoods that contain services such as recreation, convenience commercial uses, or similar facilities. The Project, as an incidental use to the existing and adjacent Mobilehome park, would further support the residential development and would provide a commercial service of trailer and boat storage to the Mobilehome park residents. In addition, the proposed Project also addresses LU 28.7 as it would facilitate access for residents in the general vicinity to store their recreational vehicles in a facility which would aid in efforts to minimize the influence of recreational vehicles on the streets and lots within residential neighborhoods, and in this case within the existing mobilehome park. Therefore, the Project specifically addresses these Land Use Policies, and demonstrates consistency with the General Plan.

- a. Community/Specific Plan. The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan.
- b. Riverside County Ordinance No. 348 – Conditional Use Permit No. 3781 will comply with the development standards of Ordinance No. 348, specifically the R-T zoning classification based on the following:
 - I. The design of the Project is in compliance with the development standards of the R-T zoning classification:

- i. Ordinance No. 348, Article VIIIb, Section 8.50C. Allows trailer and boat storage areas provided that such use is developed in conjunction with and adjacent to a mobilehome park, and with the approval of a conditional use permit. The Project meets this requirement as it is adjacent to an existing Mobilehome park, under the same ownership and has submitted this CUP application.

This was also the case when the site was previously entitled in 1981 (CUP No. 2492), where the finding was made that “the proposed Project would allow personal storage of recreational vehicles for the residents of the Roseland Trailer Park.”

The existing Mobilehome Park was approved and has been in continuous operation since 1958. The Mobilehome Park is under the same ownership as the proposed Trailer and boat storage facility and provides access for the Trailer and boat storage facility through the park, from Florida Avenue. The Trailer and boat storage facility would be an added amenity to the Mobilehome Park, by providing a facility for the residents of the park to store recreational vehicles.

- ii. Ordinance No. 348, Article XIXd provides guidelines and standards for Recreational Vehicle Storage Areas. Since this application does not include the request for construction of any buildings or facilities, the development standards related to buildings or structures from this section would not apply. However, the storage area would be conditioned to provide opaque screening from all streets and surrounding properties. The proposed Project will conform to the development standards of the R-T Zoning Classification and all other applicable provisions of Ordinance No. 348.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The processing of the Conditional Use Permit, with the conditions of approval, and the limited lifespan of the CUP will ensure that the Project will not adversely affect the public's health, safety, and general welfare. The site has been continuously used as a trailer and boat storage facility since 1981 and has not created any issues related to the public's health, safety, and general welfare. In the instance that the operation of the trailer and boat storage facility does create issues affecting the public's health, safety, and general welfare, conditions of approval will allow the County to revoke this CUP. Therefore, the proposed Project as designed and condition, will protect the public's health, safety, and general welfare.
 3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. Trailer and boat storage areas are allowed in the R-T zone, provided that such use is developed in conjunction with and adjacent to a Mobilehome park, and with the approval of a conditional use permit. The subject request meets this requirement as it is adjacent to an existing Mobilehome park, under the same ownership and has submitted this CUP application. The site has been in operation since 1981 as a trailer and boat storage facility in harmony with the adjacent Mobilehome Park that was established in 1958. The remaining surrounding properties are vacant. The Project will be conditioned to provide opaque screening from the surrounding properties. Therefore, the site will be compatible with the present and future development surrounding the property.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The subject site is located within the path of a future re-alignment of State Route 79 (SR79), where the majority of the property will eventually become a public right-of-way (See Figure 2 below). Since it is unknown when this re-alignment of SR79 will occur, staff has considered this application for a limited lifespan approval. The proposed Project would be an ideal interim use, since minimal improvements would be made to the site, and the trailer and boat storage could be removed in a relatively short period of time, once the re-alignment moves forward into a construction phase.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project is not selling off portions of the property as part of this application. In the future, if the applicant wants to subdivide their property, compliance with Ordinance No. 460 would be required.

Other Findings:

1. The Project site is located within a Criteria Cell (3683) of the Western Riverside County Multiple Species Habitat Conservation Plan. Since the site was previously entitled, disturbed, and continuously used as a trailer and boat storage facility, it was determined that the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) would not be required. The site, although not located in a conservation area, is located within a fee area, and would be subject to any applicable fees. Therefore, the proposed Project will not conflict with any MSHCP policies or requirements.
2. AB52 and tribal consultation was initiated for this Project. However, the AB52 was withdrawn, since the site has been in continuous operation as a Trailer and boat storage facility since 1981 and was determined to be exempt from CEQA.
3. 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 does not propose any construction and therefore would not conflict with the lighting standards specified within Ordinance No. 655, pursuant to Zone B.

Conclusion:

For the reasons discussed above, 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 1,000 feet of the Project site. As of the writing of this report, Planning Staff has/had not received written communication/phone calls indicating support/opposition to the proposed Project.

APPEAL INFORMATION

The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, with the Clerk of the Board or unless the Board assumes jurisdiction by ordering the matter set for public hearing.

Template Location: Y:\Planning Case Files-Riverside office\CUP03781\Staff_Report_cup03781.docx



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



02/14/19, 10:31 am

CUP03781

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03781. 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 Airport Land Use Commission (ALUC)

ALUC Conditions of Approval (Reference 7/28/2018 letter)

Comments: 1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Harvest Valley/Winchester Area Plan.

a) Any use or activity 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 or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards and aircraft engaged in a straight final approach towards a landing at an airport.

c) Any use or activity which would generate smoke or water vapor 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 following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible waste; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; hazards to flight.

4. The attached notice (See documents) shall be provided to all prospective purchasers of the property.

5. Any new detention basin(s) on the site shall be designed so as to provide for maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - General - Buisness Licensing (cont.)

Advisory Notification. 2 AND - General - Buisness Licensing

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

Advisory Notification. 3 AND - General - Causes for Revocation

In the event the use hereby permitted under this permit is found:
(a) to be in violation of the terms and conditions of this permit; and/or,
(b) to have been obtained by fraud or perjured testimony; and/or,
(c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,
then this permit shall be subject to revocation procedures.

Advisory Notification. 4 AND - General - Ceased Operations

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

Advisory Notification. 5 AND - General - Comply with Ordinances/Codes

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval

Advisory Notification. 6 AND - General - 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 CUP3781 or its associated environmental documentation; 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 CUP3781, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - General - Hold Harmless (cont.)
shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 7 AND - General - Permit Expiration

This approved permit shall be used within five (5) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the five (5) years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Advisory Notification. 8 AND - Notification Document

The following requirements are included as part of the approval for CUP3781 and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 9 AND - Project Description & Operational Limits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Project Description & Operational Limits (cont.)
CUP3781 allows the operation of a trailer and boat storage facility with up to 250 parking stalls for a period not to exceed 5 years from the approval date, unless extended, on a 5.27 acre parcel of land. The RV storage facility shall only be allowed in conjunction with the adjacent Mobilehome Park.

Advisory Notification. 10 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.)
 - 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
 - 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) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 10 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

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 - NO STRUCTURES

CUP3781 does not propose any structures with plumbing. If any structures with plumbing are proposed, this Department will need to review prior to any approvals issued.

Comments: RECOMMND KAKIM 20171101

Fire

Fire. 1 Gen - Fire

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

3.) High Fire Hazard Severity Zone - The project is located in the "SRA High Fire Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 UNANTICIPATED RESOURCES (cont.)

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

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

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

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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1 Permit Life

The development project lies within the environmentally cleared footprint of the SR-79 Realignment Project led by RCTC. RCTC has indicated that although the road project is cleared, final design and construction are not anticipated to be completed within a 5-year timeframe for the segment impacting the development project. Therefore, Transportation Department will not require any improvements or road right-of-way dedication at this time for the term of this CUP permit. It is understood that the CUP permit life is valid for 5-years beginning from the date of approval, after which a permit renewal will be required. If after 5-years, RCTC needs the property for the purposes of constructing the SR-79 Realignment Project, the applicant will need to coordinate with RCTC and the County before the renewal can be approved.

Plan: CUP03781

Parcel: 465020006

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE Not Satisfied

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

CUP03781 is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 5.27 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 2 0060-Flood-USE SUBMIT FINAL WQMP Not Satisfied

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

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-USE MITCHARGE Not Satisfied

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

CUP03781 is located within the limits of the Salt Creek Channel-Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 5.27 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

080 - Flood. 2 0080-Flood-USE SUBMIT FINAL WQMP Not Satisfied

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

90. Prior to Building Final Inspection

Flood

090 - Flood. 1 0090-Flood-USE BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

Plan: CUP03781

Parcel: 465020006

90. Prior to Building Final Inspection

Flood

090 - Flood. 1 0090-Flood-USE BMP - EDUCATION (cont.) Not Satisfied

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

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

090 - Flood. 2 0090-Flood-USE IMPLEMENT WQMP Not Satisfied

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

Planning

090 - Planning. 1 Screening Not Satisfied

Prior to Occupancy, the applicant shall provide opaque screening from surrounding properties to the satisfaction of the Director of Planning.

Conditional Use Permit No. 3781
Project Location Map



- Legend**
- Parcels
 - County Centerlines
 - Blueline Streams
 - City Areas
 - World Street Map



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.

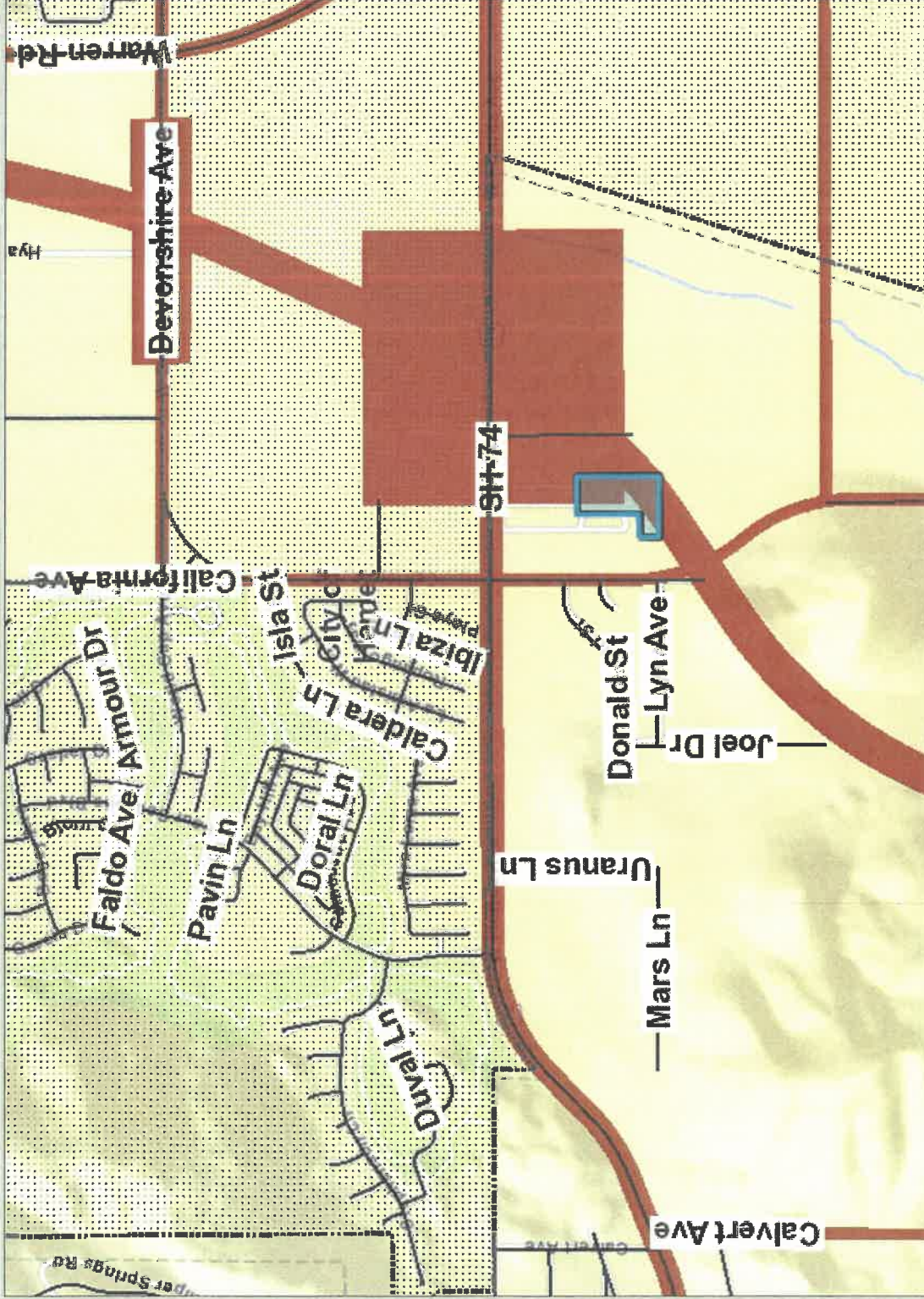
0 376 752 Feet

REPORT PRINTED ON: 01/12/2016 1:38:33 PM

© Riverside County GIS

Conditional Use Permit No. 3781

Circulation Element Overlay



Legend

- County Centerlines
- Circulation Element ROW
- Blueline Streams
- City Areas
- World Street Map

Notes

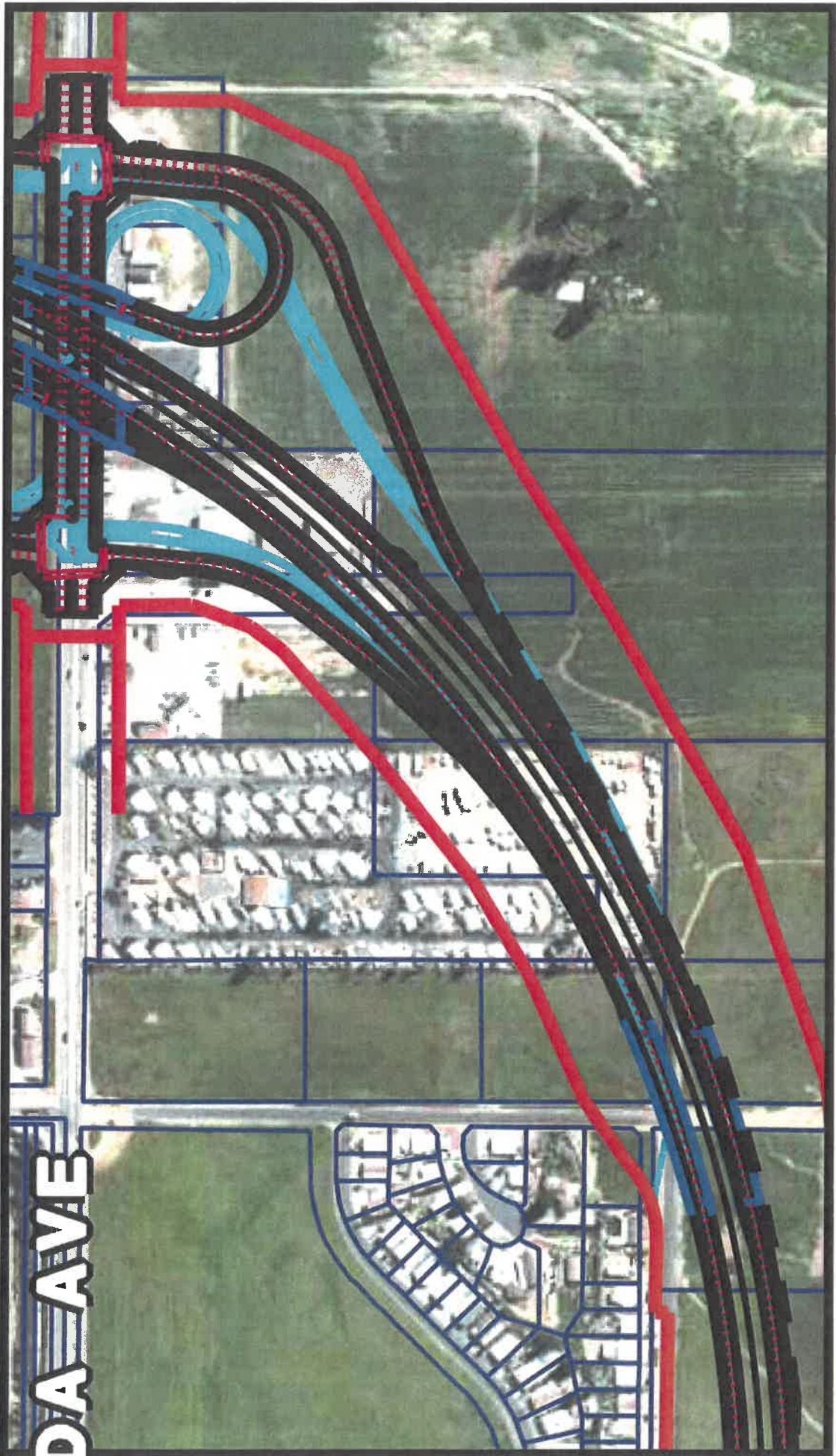
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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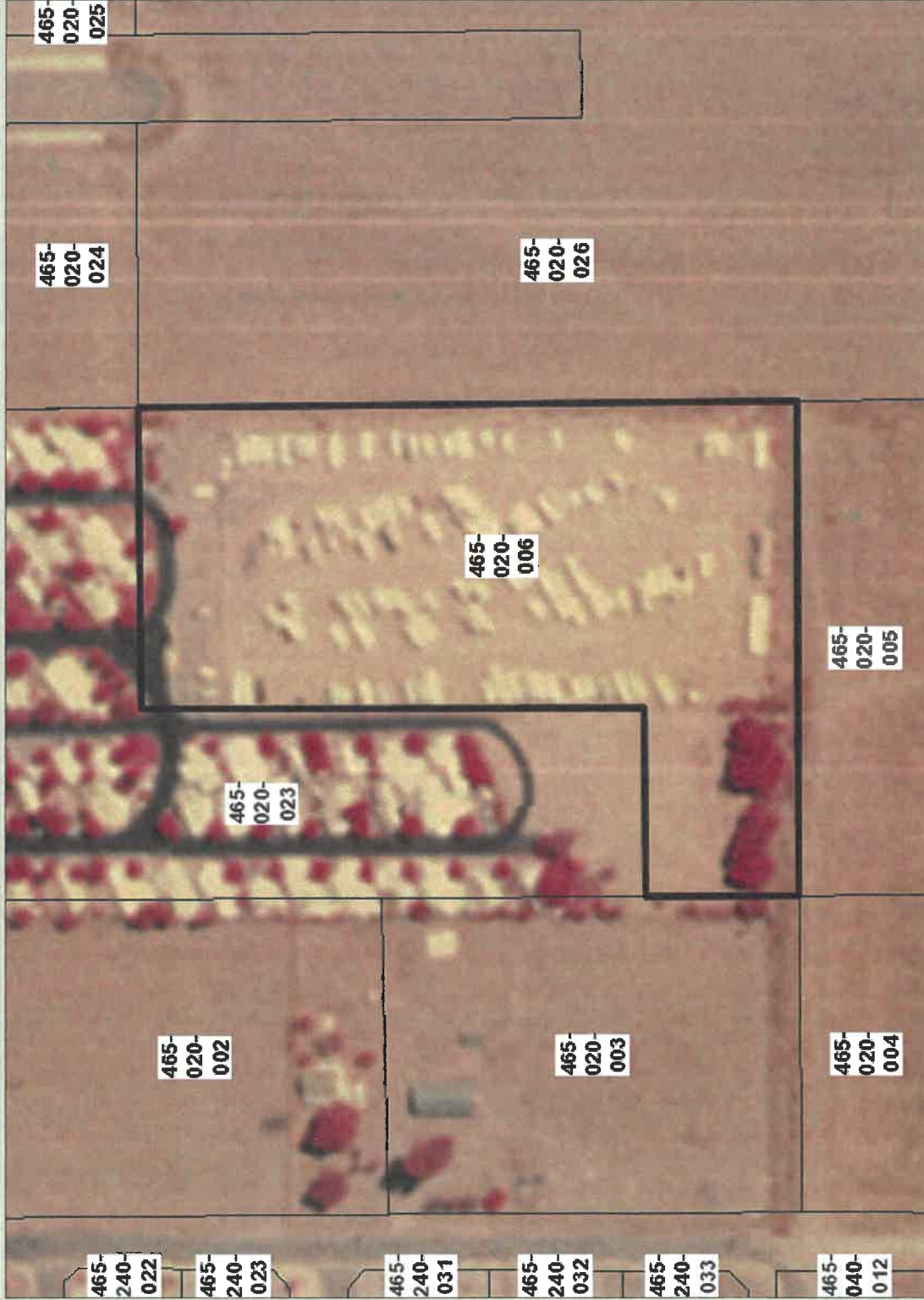




DA AVE

Conditional Use Permit 3781 Site Aerial

Circa 1996



Legend

- Parcel APNs
- Parcels
- Blue-line Streams
- City Areas
- World Street Map

Notes

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0 188

376 Feet

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Conditional Use Permit 3781 Site Aerial

Circa 2004



Legend

- Parcel APNs
- Parcels
- Blue-line Streams
- City Areas
- World Street Map



Notes

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Conditional Use Permit 3781 Site Aerial

Circa 2007



Legend

- Parcel APNs
- Parcels
- Blue-line Streams
- City Areas
- World Street Map

Notes

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Conditional Use Permit 3781 Site Aerial

Circa 2011



Legend

- Parcel APNs
- Parcels
- Blueline Streams
- City Areas
- World Street Map

Notes

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Conditional Use Permit 3781 Site Aerial

Circa 2016



Legend

- Parcel APNs
- Parcels
- BlueLine Streams
- City Areas
- World Street Map



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Notes

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET, NINTH FLOOR
RIVERSIDE, CA 92501

ASSESSOR'S

TO: BUILDING & SAFETY ✓
FIRE PROTECTION
FLOOD CONTROL DISTRICT
HEALTH DEPARTMENT
WATER QUALITY CONTROL BOARD
COUNTY ROAD DEPARTMENT
EASTERN MWD
CALTRANS
DIRECTOR OF HEMET COMM DEV

TEAM NO. 3

MODULAR NO. 318

SUBJECT: CONDITIONAL USE CASE NO. 2492-W - recreational vehicle storage in Zone R-T
Henry C. Booker (Mobilehome Subdivisions and Mobilehome Parks)
14610 Vanowen Street Hemet/San Jacinto District
Van Nuys, CA 91405

YOUR COMMENTS AND RECOMMENDATIONS ARE REQUESTED PRIOR TO May 11, 1981,
SO THAT THEY MAY BE INCLUDED IN OUR STAFF REPORT REGARDING THIS ITEM.

RELATED FILES: EA 14912
CZ 3466

COMMENTS:

No objection

DATE 5/8/81

SIGNED

MA [Signature]

*Plotted
4-29-81
TK*

PLEASE RETURN COMMENTS TO COUNTY PLANNING DEPT., 4080 LEMON ST., RIVERSIDE, CA 92501
THIS CASE WILL BE CONSIDERED BEFORE THE WEST AREA PLANNING COUNCIL ON June 29, 1981
If you have any question, please contact James Tebbetts at 787-2331

Zoning District: Hemet-San Jacinto
Third Supervisorial District

EA No. 14912
Conditional Use Case No. 2497
WABC: June 29, 1981
Agenda Item: 17

RIVERSIDE COUNTY PLANNING DEPARTMENT
STAFF REPORT

FACTS:

1. Applicant: Henry Booker
2. Type of Request: Permit to add recreational vehicle storage area
3. Location: 660' + south of Florida Avenue/300' + east of California Avenue.
4. Parcel Size: 5.27 acres.
5. Existing Roads: Highway 74 - Major/California Avenue - Secondary.
6. Existing Land Use: Recreational vehicle storage
7. Surrounding Land Use: Vacant, Mobilehome Park, Scattered Residential.
8. Existing Zoning: A-2-10 (Change of Zone 3426 proposes R-T).
9. Surrounding Zoning: A-2-10, C-P-S, R-T - 20,000.
10. General Plan Elements: Land Use: Low Medium Density Residential
Open Space: Urban
Circulation: Highway 74 - Major; California Avenue - Secondary.
Road: See Road Letter - May 13, 1981
Fire: Provide or show that there exists hydrants capable of 500 gpm spaced at 500 feet. Ordinance 546 Division I.
11. Agency Recommendations: Opposing/Supporting: None at this date.
12. Letters:

ANALYSIS

The initial study of EA No. 14912 has indicated the project site is within Grouping Zone IV. This can be mitigated at the development stage by compliance to the Uniform Building Code. Secondly, sewer service is not available at the project at the present time. Prior to the development of the site for residential use depending on the proposed lot size, the sewer line may be required to be extended to service the site.

The Hemet-San Jacinto General Plan Land Use Element designates this area as Low-Medium Density Residential (10-13 du/ac). The Open Space and Conservation Element designates this area as Urban. The property currently is being used as a recreational vehicle storage yard for the residents of the mobile home park to the north and west of the property. On another property to the west there is a residence with a number of horses. To the east and south it is vacant.

The property is currently under Land Use Violation No. 11-467-80 because the property is being used as a recreational vehicle storage yard without the proper zoning or permit approval. However, the proposed zone of R-T would allow a recreational vehicle storage yard provided the use is developed in

Conditional Use Case No. 2492
Page 2

in conjunction with an adjacent mobilehome park and a conditional use permit is granted. Change of Zone 2466 was approved by the Planning Commission on June 3, 1981. The recreational vehicle storage yard will be used by the residents of the Roseland Mobilehome Park located to the north of the property.

The two major concerns of staff include the issue of circulation to and from the site and the visual impacts of a recreational vehicle storage area. Since the project will be for the residents of the mobilehome park, access off of State Highway 74 through the park should be satisfactory. However, because of the high speed and heavy traffic load on Highway 74 as well as the current safety problems existing from the mobilehome park, staff recommends that a sign be placed at the exit of the mobilehome park stating "Right Turn Only" on to Highway 74. The visual impacts can be mitigated through landscaping along the property lines.

RECOMMENDATION:

Adoption of the Negative Declaration for EA No. 14912. The Planning Department has found that approval of the proposed project will not have a significant effect on the environment and has completed a negative declaration.

AND:

APPROVAL of Conditional Use Case No. 2492 in accordance with Exhibit "K", subject to the attached conditions, based on the following findings:

1. The proposed project would be consistent with area zoning.
2. The proposed project would allow personal storage of recreational vehicles for the residents of Roseland Trailer Park.

/s/

Land Use Finals

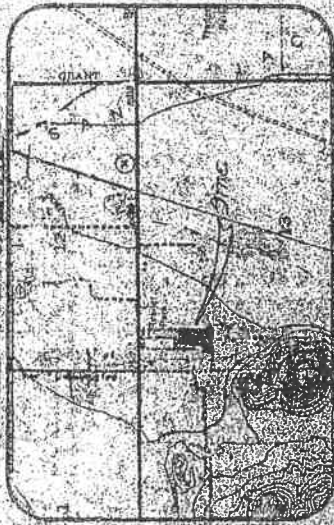
CU/ PU/ PP# : CY 2492
 Contact person : _____ Phone # _____
 Job Address : 35099 Hwy. 74, Skunk

Number of: handicap signs _____
 handicap parking _____
 regular parking _____

	Approval Date	LUT ID #
Parking Comments:	/	/
Landscaping Irrigation:	/	/
Bike Racks/ Lockers:	/	/
Trash Enclosures:	/	/
Elevation Comments:	/	/
Signage:	/	/
Walls:	/	/
Low Sodium Letter:	/	/
Other Agency Clearances:		
<i>Operational Vehicle Storage for Roseland</i>		
General Comments:	<i>12-18-91 - still operating - expired 7-1-91</i>	
	<i>SS</i>	

CONDITIONAL USE PERMIT EXHIBIT NO. A

CASE NO. 2492-10



1 Vicinity Map

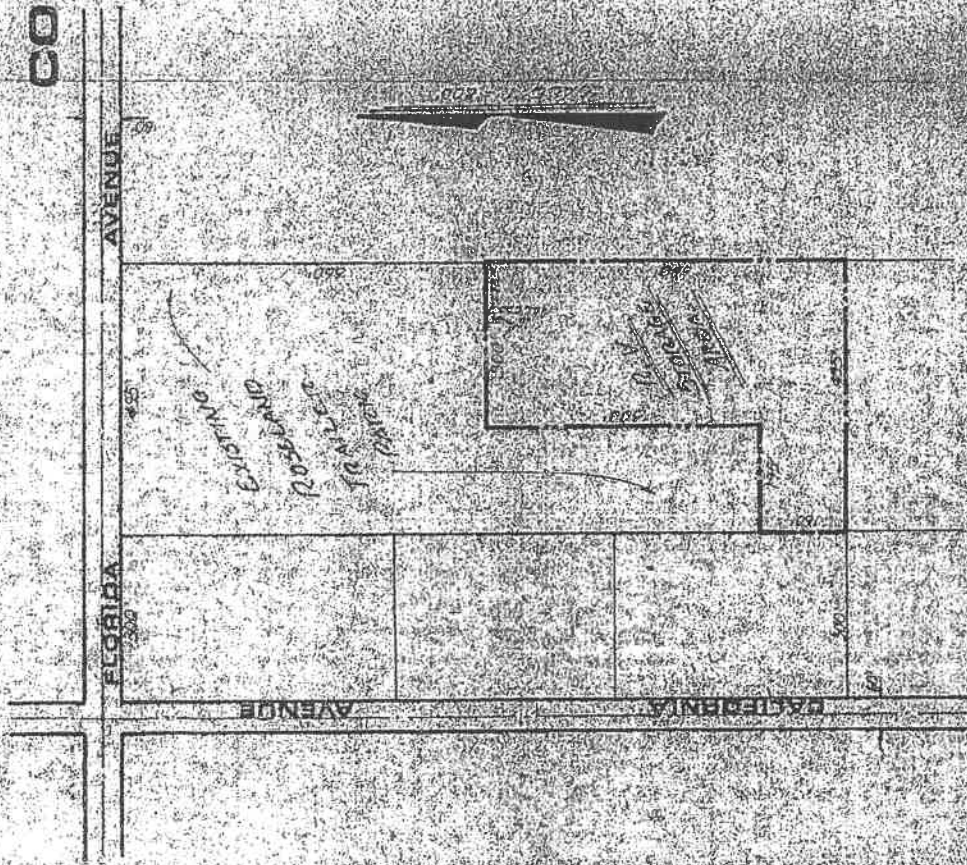
DESCRIPTION
A PORTION OF THE NW 1/4 CORNER OF THE N 1/2
OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 2
EAST

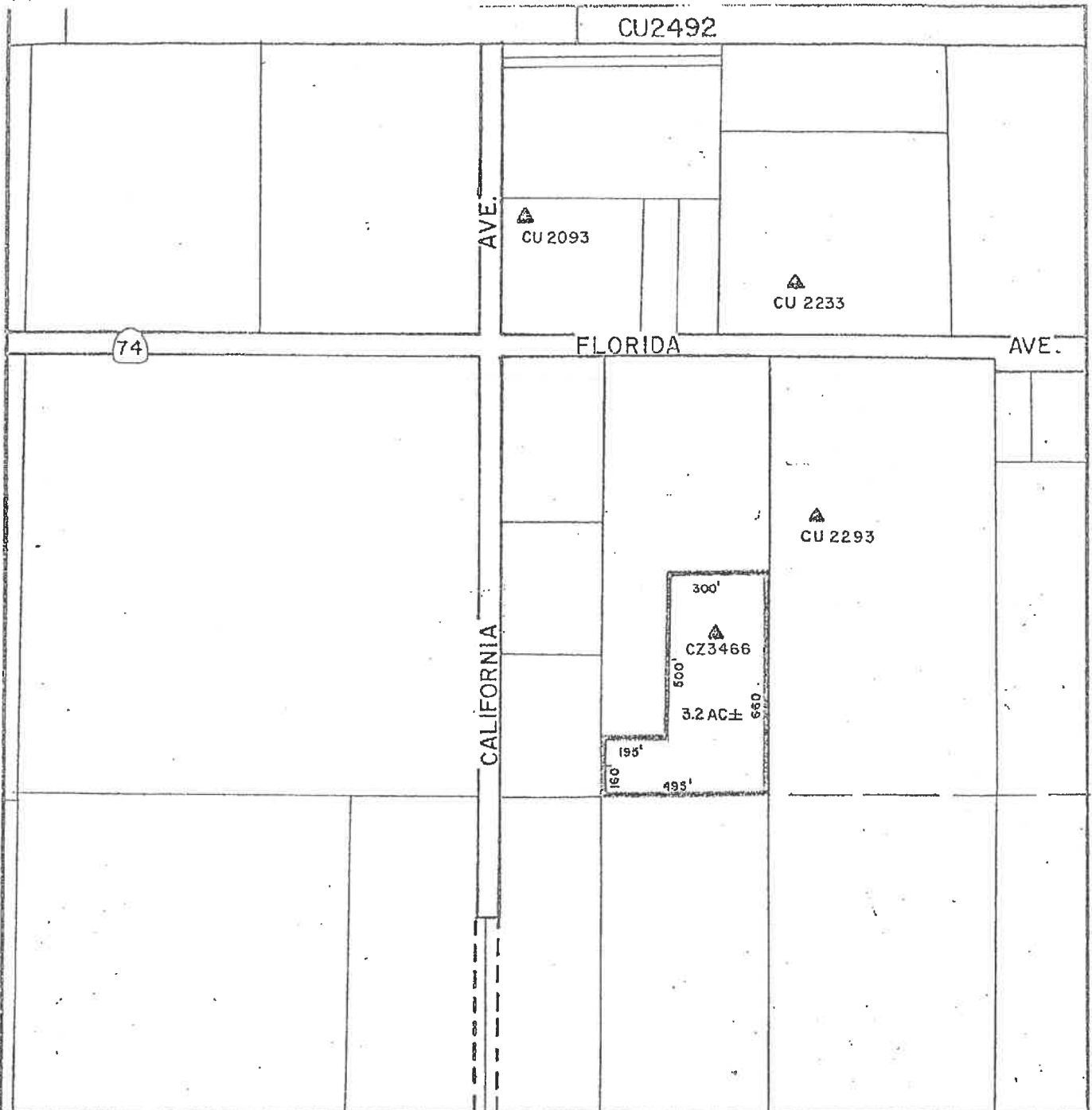
OWNER - APPLICANT
JERRY W. BROWN
1441 E. 14th St.
Tulsa, Okla. 74105
(918) 486-3881

ASSESSOR'S PARCEL REFERENCE
65-020-009

ZONING AREA
Existing M-2
Proposed T

GENERAL PLAN
Existing Low Density Residential
Proposed Same

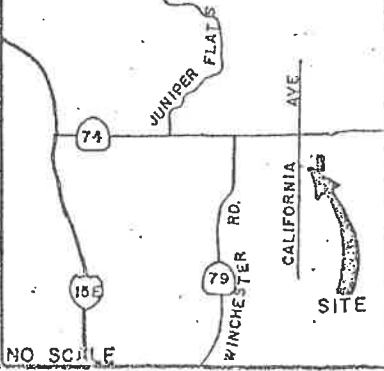




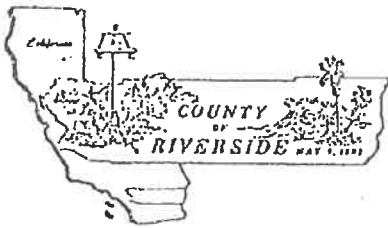
1" = 400'

App. HENRY C. BOOKER
 Use R-V STORAGE IN R-T
 Dist. H. S. J. Sup. Dist. 3
 Sec. 13 T. 5 S., R. 2 W Assessor's Bk. 4 65 Pg. 2
 Circulation FLORIDA AVE. (74) MAJ. 100'
 Element CALIFORNIA AVE. SEC. 88'
 Rd. Bk. Pg. 51 Date 3/7/81 Drawn By KAY
RIVERSIDE COUNTY PLANNING DEPARTMENT

LOCATIONAL MAP



NO SCALE



BOARD TRANSMITTAL

FILE TO _____

Hemet ✓ _____

7/30/81 _____
_____ BJ

TO: Board of Supervisors
FROM: Planning Department
DATE: July 1, 1981

SUBJECT: Meeting of the West Area Planning Council
June 29, 1981

BACKGROUND: The West Area Planning Council, at its regular meeting held on Monday, June 29, 1981, acted on the following:

- CONDITIONAL USE CASE NO. 2480-W - De Anza Enterprises, Inc. - Rubidoux District - Second Supervisorial District: Adopted Negative Declaration for EA 14667 and approved permit for adding three viewing screens and related alterations to an outdoor movie theater.
- CONDITIONAL USE CASE NO. 2431-W - Thomas Ostman and James Cagle - Beaumont/Banning District - Third Supervisorial District: Adopted Negative Declaration for EA 13769 and approved permit for the addition of recreational vehicle sites to an existing recreational vehicle park.
- CONDITIONAL USE CASE NO. 2487-W - Apex Engineering, Inc. - Sedco/Wildomar Area - First Supervisorial District: Adopted Negative Declaration for EA 14787 and approved permit for a grocery and liquor market.
- CONDITIONAL USE CASE NO. 2483-W - Meserve, Mumper & Hughes - Cahuilla Area - Third Supervisorial District: Adopted Negative Declaration for EA 14700 and approved permit for a private airstrip.
- ✓ CONDITIONAL USE CASE NO. 2492-W - Henry C. Booker - Hemet/San Jacinto District - Third Supervisorial District: Adopted Negative Declaration for EA 14912 and approved permit for a recreational vehicle storage area.

dla

RECOMMENDATION: The West Area Planning Council approved the above permits at its regular meeting held on Monday, June 29, 1981, and adopted the above negative declarations as set forth.

K. J. Coulter
Kenneth J. Coulter, Supervising Planner

PREPARED BY

Patricia Nemeth
PATRICIA NEMETH, A.I.C.P., DIRECTOR

CC: CLERK OF THE BOARD (6 COPIES)
COUNTY COUNSEL
PLANNING DEPT. (2 COPIES)
Building & Safety (2 copies)

Conditional Use Case No. 1492
Henry Bepler
Recreational Vehicle Storage
A-2-10 (07 1986 proposes A-1-20, Add)
Newest-San Jacinto District
Third Supervisorial District

(PROPOSED)
WEST ARLE PLANNING COUNCIL CONDITIONS
June 29, 1981

1. The development of the property shall conform substantially with that as shown on plot plan marked Exhibit "A" on file with Conditional Use Case No. 1492 in the office of the Riverside County Planning Department unless otherwise amended by the following conditions and shall be subject to the mandatory requirements of the Riverside County Code.
2. The applicant shall comply with the street improvement recommendations outlined in the County Road Department transmittal dated 5/13/81, a copy of which is attached.
3. Fire protection shall be provided in accordance with the appropriate section of Ordinance 546 and the County Fire Warden's transmittal dated 4/26/81, a copy of which is attached.
4. The northern portion of the storage area will be ciled and lines marked to accommodate 100 recreational storage spaces as shown on Exhibit A and B. The remainder is to be gravelled or decomposed granite is to be added to mitigate the dust and weed problem.
5. Submit four (4) copies of an irrigation plan (types and sizes of materials) and landscaping plan delineating genus and species in conformance with Exhibit B. All landscaped areas shall be maintained in a viable growth condition.
6. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
7. A 3'0" sign shall be constructed at the exit of the mobilehome park stating "Right Turn Only."
8. A 6'0" block wall or chain link fence with vegetation will be erected on the east, south and west property lines as shown on Revised Exhibit "A".
9. The storage facility is to be utilized by only the tenants of the Roseland Trailer Park for their personal storage of recreational vehicles and space will not be rented out to the general public.
10. The border between the mobilehome park and the storage area will be landscaped (i.e. Oleander or similar plant species).
11. Within 120 days of final approval of the permit before the Board of Supervisors, permittee shall obtain clearance and/or permits from the following public agencies:

Road Department
Dept. of Fire Protection
Building and Safety

Planning Department
Caltrens

Conditional Use Case No. 2492

Conditions

Page 2

12. This permit shall be used within one (1) year after final approval before the Board of Supervisors; otherwise it shall become null and void and of no effect whatsoever. By use is meant substantial construction or substantial utilization of the facilities as approved by this permit.
13. This permit shall become null and void on July 1, 1991.
14. In the event the use permitted hereby ceases operation for a period of one (1) year or more, this permit shall become null and void.

AGREEMENT:

I accept and agree, prior to use of this permit or approval, to comply with all of the conditions set forth, and understand that the Office of Building and Safety will not issue a building permit or allow occupancy on the use permitted until this signed confirmation, in quadruplicate, has been received by the Planning Department.

Date _____ Applicant's Signature _____

Date _____ Owner's Signature _____

Item No. 96 - Side 1 (1571-1742)
11:00 A.M. PUBLIC HEARING
CONDITIONAL USE CASE NO. 2492-W (LA 14932)
Henry C. Dunker
Recreational Vehicle Storage Area
Zone A-2-10
Hemet/San Jacinto District
Third Supervisorial District

(Hearing was opened at 11:20 a.m. and was closed at 11:26 a.m.)

Mr. Bob Mizuno presented the subject application together with all maps pertinent thereto along with a review of the staff's report. Application was for a permit to add a recreational vehicle storage area on land approximately 6.27 acres in size and located about 650 feet south of Florida Avenue and about 300 feet east of California Avenue. A recreational vehicle storage area currently exists on the subject property. Surrounding land uses are a mobilehome park, scattered residential and vacant property. Existing zoning is A-2-10; however, Change of Zone 3466 proposes R-T. Surrounding zoning is A-2-10, C-P-1 and R-T-20,000. The general plan land use designation for the area is Low Medium Density Residential. The Open Space and Conservation Element is urban.

Staff noted that the property is under LU violation 7R-463-10 because it is being used as an RV storage yard without the proper zoning or permit. Zone R-T would allow an RV storage yard provided the use is developed in conjunction with an adjacent mobilehome park. (Change of Zone 3466 approved by Planning Commission June 24, 1991.) The storage yard would be used by residents of Roseland Mobilehome Park located to the north of the subject property. Staff noted two major concerns, which were the issue of circulation to and from the site, and the visual impacts of the proposal. Staff recommended that a sign be placed at the exist of the mobilehome park stating "right turn only" on to Highway 74. The visual impacts can be mitigated through landscaping along the property lines. Staff recommended adoption of the negative declaration for LA 14912 and approval of the proposed use based on the findings listed in the staff report.

Staff noted that Condition 4 can be changed so that instead of reading "asphalted", the area of the proposal can be gravelled.

PROPOSER: M. Davis, Nestle, Bradin & Stone, Hemet (representing applicant)

OPPOSERS: None

Mr. Davis said Mr. Dunker has owned the property for about 10 years. He said the project is not a part of the mobilehome park, therefore, he felt it was premature for road improvements on Florida Avenue. They would prefer at this time to just oil the area rather than use gravel. The site will be used for storage only. It is a hard packed surface and oil would keep down the dust and weeds. Regarding the right turn sign (condition 7), they recognize that Florida is a high speed street but there is an existing left turn pocket on Florida now, which he felt mitigated the problem somewhat.

Ms. Gifford said staff discussed possible access on California, but there was no indication that easement would be given. Mr. Johnson said the Caltrans letter

gave no indication of the right turn only requirement. Council member Ashley, speaking on Florida traffic, said he could see staff's concern. The condition was approved. Mr. Johnson said Calltrans was not aware that ownership was the same for property that is fronting on Florida.

Returning to the conditions, Mr. Davies said (referring to Condition 10) that there is existing landscaping and he did not feel there was a need for additional landscaping. They have not received any complaints from tenants regarding the site. He said he did not understand about Condition 8--does it relate to the storage area or entire park? The park has an existing fence. The Chairman said that that is all the condition is calling for. Staff noted that the fence should enclose the storage area to prevent vandalism. Mr. Johnson suggested Condition 7 should read "as approved by Calltrans". This was discussed. Mr. Gifford said this would be off the mobilehome park site, having nothing to do with the Calltrans right of way.

There being no further testimony, the hearing was closed at 11:36 a.m.

FINDINGS: The proposed project would be consistent with area zoning. The proposed project would allow personal storage of recreational vehicles for the residents of Roseland Trailer Park.

MOTION: Based on the above, it was regularly moved by Council member Hanson, seconded by Council member Marks, and unanimously carried that the Council approve Conditional Use Case No. 2492-W in accordance with Exhibit "A" and subject to the conditions as set forth except that Condition No. 4 be amended by striking "asphalted" and add "instead oiled"; also, Council adopted the Negative Declaration for EA 14912 based on the finding that the proposal will not have a significant effect on the environment.

November 9, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; CUP03781, EA43066

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsri.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 692-1498



November 9, 2017

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Conditional Use Permit No. 3781

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding Conditional Use Permit No. 3781 Project and we thank you for the opportunity to consult on this project. The location you have identified is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people. The Rincon Band would like to request CAD/shape files to be able to provide you with information regarding your projects potential impact to cultural resources. We would also like to request a copy of the cultural assessment report or related document, if available to include all records and reports from the records search.

We look forward to hearing from you. If there are any questions or concerns please do not hesitate to contact our office at (760) 297-2635 at your convenience.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho
Manager
Rincon Cultural Resources

Bo Mazzetti
Tribal Chairman

Tishmall Turner
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



October 26, 2017

Heather Thomson
Riverside County Planning Dept.
4080 Lemon St.
Riverside, CA 92502

Re: AB-52 Consultation; CUP03781, EA43066

Dear Ms. Thomson:

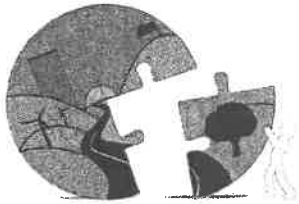
The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
- REVISED PERMIT Original Case No. CUP 02492 R1

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: LAURIE BARNES

Contact Person: LAURIE BARNES E-Mail: LBarnes944@aol.com

Mailing Address: 35099 W. HWY 74

HEMET Street CA 92545
City State ZIP

Daytime Phone No: (951) 926-1755 Fax No: () NA

Engineer/Representative Name: LAWRENCE MCDERMOTT RCE/PLS

Contact Person: LARRY MCDERMOTT E-Mail: lmcengineering@gmail.com

Mailing Address: 18075 LA VENTANA

MURRIETA Street CA 92562
City State ZIP

Daytime Phone No: (951) 304-0111 Fax No: () NA

Property Owner Name: LAURIE BARNES

Contact Person: LAURIE BARNES E-Mail: LBarnes944@aol.com

Mailing Address: 35099 W. HWY 74

HEMET Street CA 92545
City State ZIP

Daytime Phone No: (951) 926-1755 Fax No: () NA

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

LAURIE BARNES
PRINTED NAME OF PROPERTY OWNER(S)

Laurie Barnes
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 465-020-006

Approximate Gross Acreage: 3.27 ACRES

General location (nearby or cross streets): North of _____, South of FLORIDA (74), East of CALIFORNIA AVE West of CORDOBA DR.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

EXISTING RV STORAGE FACILITY

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1				NONE	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				NONE
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	142,441	RV STORAGE
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

CUP 02492 R1

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). CUP 02492 R1 & 023466
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) APP 6/1981 EIR No. (if applicable): NA

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): CU CASE NO. 2492-W

ADOPTED NED. DEC FOR E.A. 14912 6/29/1981
 Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to 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

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to _____ of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Laurie Barnes

Address: 35099 W. HWY 74, HEMET, CA 92545

Phone number: (951) 926-1755

Address of site (street name and number if available, and ZIP Code): 35099 HWY 74 HEMET AREA

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 465-020-006

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

requires the owner or authorized agent for any development project to disclose whether:

- Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
- The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date Laurie Barnes 9/13/17

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and LAURIE BARNES hereafter "Applicant" and LAURIE BARNES "Property Owner".

Description of application/permit use:
RV STORAGE FACILITY

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): 465-020-006

Property Location or Address:
35099 W. HWY 74 HEMET, CA 92545

2. PROPERTY OWNER INFORMATION:

Property Owner Name: RAINBOW ENTERPRISES/LAURIE BARNES Phone No.: (951) 926-1755

Firm Name: _____ Email: lbarnes944@aol.com

Address: 35099 W. HWY 74 HEMET, CA 92545

3. APPLICANT INFORMATION:

Applicant Name: LAURIE BARNES Phone No.: (951) 926-1755

Firm Name: _____ Email: lbarnes944@aol.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: *Laurie Barnes* Date: 9-13-17

Print Name and Title: President

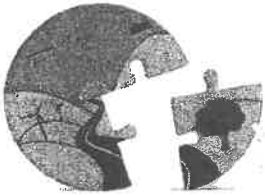
Signature of Applicant/Property Owner: *Paul Gomez* Date: 9/13/17

Print Name and Title: Paul Gomez Spec. Proj. Mgr.

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Ameer Molsberry, COO 9/17/18

Property Owner(s) Signature(s) and Date

Santiago Palm Vista, a CA LP By: Ameer Molsberry

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- If the property owner is a trust, provide a copy of the trust certificate.*

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"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

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:

CONDITIONAL USE PERMIT NO. 3781 – Exempt for the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities) – EA43066 – Applicant: Laurie Barnes – Engineer: Lawrence McDermott RCE/PLS – Owner: Rainbow Enterprises Inc. – Third Supervisorial District – Land Use Designation: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of Highway 74, westerly of Cordoba Drive, and easterly of California Avenue – Zoning: Mobile home Subdivision and Mobile home Park (R-T) – **REQUEST:** Conditional Use Permit No. 3781 to re-establish a trailer and boat storage area for recreational vehicles on an approximate 5.27 acre parcel (“Project”). The Project also includes 250 recreational vehicle trailer storage spaces. The Project site would be paved with a decomposed granite material. No further improvements or construction is proposed parcel.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **MARCH 6, 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 the Project Planner Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). 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: Jason Killebrew
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 17, 2018,

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

APN (s) or case numbers CUP03781 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

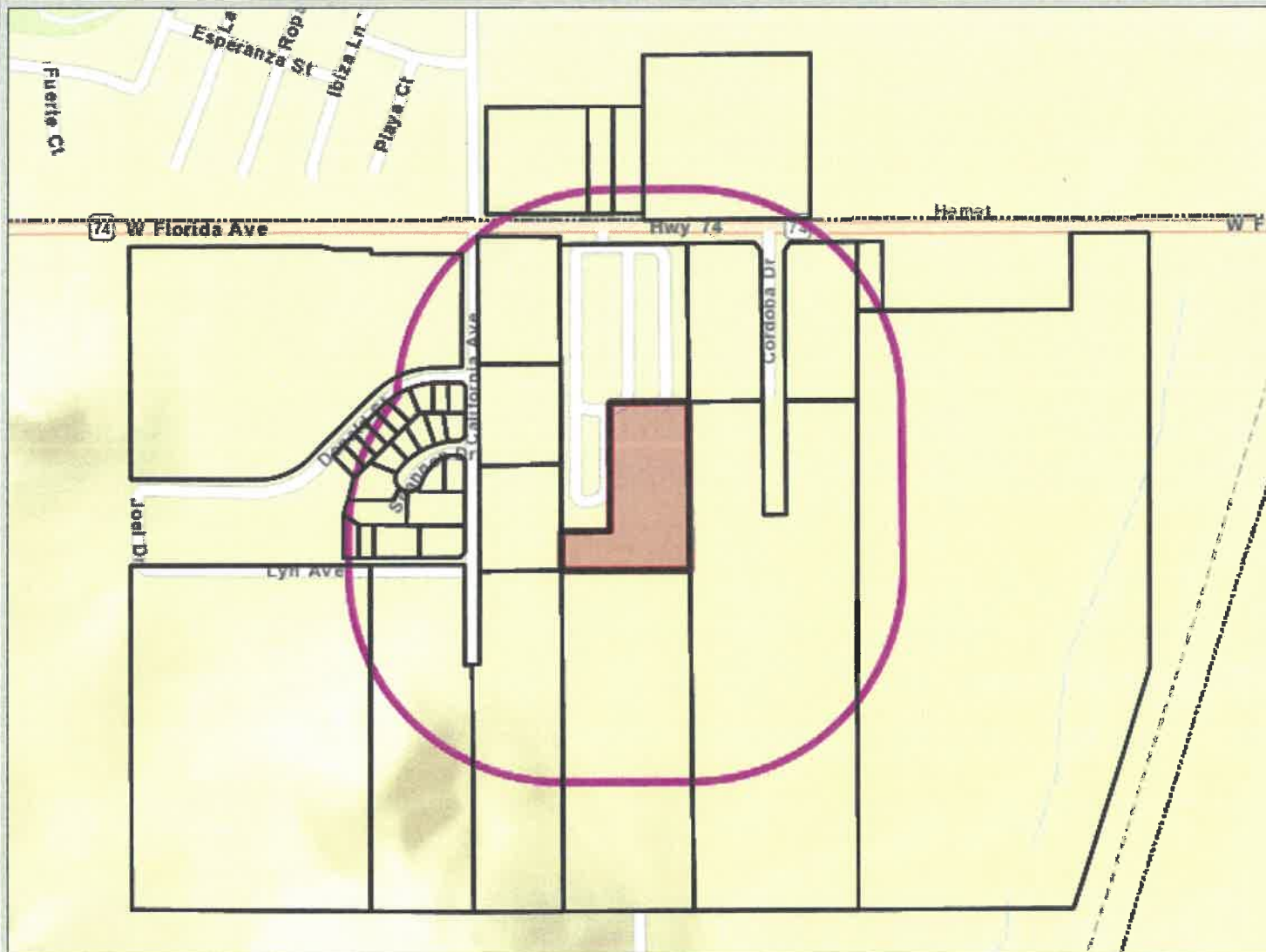
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CUP03781 (1000 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... 9/17/2018 8:39:07 AM

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455130003
C V K LTD PARTNERSHIP
7100 W HIGHWAY 74
HEMET CA. 92545

455130004
VALNITECO
P O BOX 185
HEMET CA 92546

455130005
VALNITECO INC
C/O VALNITECO INC
BOX 185
HEMET CA 92546

455130006
7 SUMMIT PROP 2
C/O C/O ROSENTHAL & EXCELL
1600 E FLORIDA AVE STE 110
HEMET CA 92544

465020001
GABRIELLE BIDONDO
2573 SEGOVIA
LA VERNE CA 91750

465020002
GABRIELLE BIDONDO
2573 SEGOVIA
LA VERNE CA 91750

465020003
GABRIELLE BIDONDO
2573 SEGOVIA
LA VERNE CA 91750

465020004
MASSOUD TAJIK
LINDA J TAJIK
PARVIZ SAMINI

26541 PALISADES DR
CAPISTRANO BEACH CA 92624

465020005
PARVIZ SAMINI
2 FOREST HILLS CT
DANA POINT CA 92629

465020006
SANTIAGO PALM VISTA
P O BOX 11927
SANTA ANA CA 92711

465020010
WESTERN RIVERSIDE COUNTY REG CON
P O BOX 1667
RIVERSIDE CA 92502

465020019
THOMAS L VANDERLINDEN
ANN MARIE HOWELL
15804 N CABRILLO DR
FOUNTAIN HILLS AZ 85268

465020023
SANTIAGO PALM VISTA
P O BOX 11927
SANTA ANA CA 92711

465020024
SEY CORP
B & B CONTRACTORS INC
BRADEN MILES
NO 304
16531 BOLA CHICA ST
HUNTINGTON BEACH CA 90638

465020025
JAMES R WILLIAMSON
CARLA D WILLIAMSON
P O BOX 129
WINCHESTER CA 92596

465020026
SEY CORP
B & B CONTRACTORS INC
BRADEN MILES
NO 304
16531 BOLSA CHICA ST
HUNTINGTON BEACH CA 90638

465040012
MARVIN P ZOBEL
ANNE C BOISVERT
26263 CALIFORNIA AVE
HEMET CA. 92545

465040013
YUNG HAO WANG
CHING ING WANG
C/O C/O CHIANG WANG
3296 E GUASTI RD STE 120
ONTARIO CA 91761

465040023
JOAN M BORBA
1891 LIVE OAK WAY
UPLAND CA 91784

465240014
DOROTHY M RUSSELL
21671 WESLEY DR NO D
LAGUNA BEACH CA 92651

465240015
RUBY JANE COUTS
34919 DONALD ST
HEMET CA. 92545

465240016
ROBERT PONE
TERRI ANN PONE
5314 W HENDERSON PL
SANTA ANA CA 92704

465240017
LONNIE N SELSTAD
34939 DONALD ST
HEMET CA. 92545

465240018
JOHN W KACZMAREK
34949 DONALD ST
HEMET CA. 92545

465240019
JULIA H DE VRIES
4248 CITRUS AVE
FALLBROOK CA 92028

465240020
GARY D LUPO
EUGENE B LUPO
34969 DONALD ST
HEMET CA. 92545

465240021
JO ANN COOPER
KENNETH COOPER
C/O C/O KENNETH COOPER
34979 DONALD ST
HEMET CA. 92545

465240022
ROBERT B MILLS
PAULINE A MILLS
34989 DONALD ST
HEMET CA. 92545

465240023
RONALD GENE RHINEHART
LINDA ESPARZA RHINEHART
26205 CALIFORNIA AVE
HEMET CA. 92545

465240024
MICHAEL J WOODWARD
EDWINA J WOODWARD
34974 SHANNON DR
HEMET CA. 92545

465240025
TIMOTHY C HARRISON
34962 SHANNON DR
HEMET CA. 92545

465240026
PRESHAW CHARLES J ESTATE OF
C/O C/O PAULA DAVEY
32771 NATHAN CIR
DANA POINT CA 92626

465240027
WALTER SHULL
SALLY SHULL
34938 SHANNON DR
HEMET CA. 92545

465240028
BRUCE E REED
JOAN F REED
34926 SHANNON DR
HEMET CA. 92545

465240029
DENNIS R CUTSCHALL
11972 ASPEN WAY
WHITEWOOD SD 57793

465240030
ELEANOR SHOOK
34955 SHANNON DR
HEMET CA. 92545

465240031
ARTURO SILVA
34987 SHANNON DR
HEMET CA. 92545

465240032
FRANCISCO LEYVA CAMARILLO
34911 SHANNON DR
HEMET CA 92545

465240033
GARRY LEE HOLYOAK
GAYLE MARIE HOLYOAK
1200 GARRY LN
HEMET CA 92543

465240034
JACK RAY COWAN
CHERYL MAE COWAN
34946 LYN AVE
HEMET CA. 92545

465240035
ROXANNE K HOLIDAY
34922 LYN AVE
HEMET CA. 92545

465240036
MARIO SOLIS
34912 LYN AVE
HEMET CA. 92545

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: Conditional Use Permit No. 3781

Project Location: APN: 465-020-006. (See attached map)

Project Description: To establish a Recreational Vehicle (RV) Storage Facility on an approximate 5.27 acre parcel. The application is requesting 250 RV storage spaces. No construction is proposed.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Rainbow Enterprises (Applicant)

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) Other _____

Reasons why project is exempt: The Planning Department concludes the project is exempt from CEQA based on Sections 15301 of the CEQA Guidelines.

Conditional Use Permit No. 3781 has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15315, Class 15, and Minor Land Divisions). This sections specifically applies to the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving no expansion of use beyond that existing at the time of the lead agency's determination. The project site has been continuously in operation as a RV storage facility since 1981, with no expansion. The proposed project is to re-entitle the existing RV storage facility.

Jason Killebrew
County Contact Person

(951) 955-0314
Phone Number

Signature

Urban Regional Planner IV
Title

11/7/2018
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: EA43066

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN CFG06441)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Laurie Barnes

**County of Riverside
Trans. & Land Management Agency**



35099 E Highway 74
Hemet, Ca 92545

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06441*	09/27/2017	09/27/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06441	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