



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

MARCH 20, 2019

**Planning  
Commissioners  
2019**

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

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

**3<sup>rd</sup> District**  
Ruthanne Taylor-  
Berger

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

**5<sup>th</sup> 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](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

### **CALL TO ORDER:**

#### **SALUTE TO THE FLAG – ROLL CALL**

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

**1.1 REMOVED FROM THE AGENDA.**

**1.2 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22286 – RECEIVE and FILE** – Applicant: ATC Sequoia, LLC – Third Supervisorial District – Pinon Flats Zoning District – Riverside Extended Mountain Area Plan: Rural Community: Estate Desntiy Residential (RC-EDR) (2 acre min.) – Location: Northerly of Highway 74, easterly of Pinon Drive, southerly of Indio Avenue, and westerly of Pinesto Palms Highway – 15.96 Acres – Zoning: One-Family Dwelling, 2½ Acre Minimum (R-1-2½) – Approved Project Description: An unmanned wireless communication facility to include an equipment shelter, one (1) concrete generator, two (2) GPS antennas, one (1) parabolic antenna, 15 antennas to be mounted upon a 50 ft. high mono-pine tree. The facility is located within a 900 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22286, extending the expiration date to November 3, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto: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 APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26294 – Intent to Adopt a Negative Declaration** – EA43032 – Applicant: Verizon Wireless – Engineer/Representative: J5IP – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Rural Community – Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Northerly of Banning-Idyllwild Panoramic Highway (HWY243), southerly of Twin Pines Road, and easterly of Wonderland Drive – 3.2 Gross Acres – Zoning: W-2 (Controlled Development Areas) – **REQUEST:** Appeal of the Planning Director's decision to approve Plot Plan No. 26294 which proposes to construct a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 sq. ft. equipment enclosure. Continued from January 30, 2019 and February 20, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

#### **APPLICANT REQUEST A WITHDRAWAL.**

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

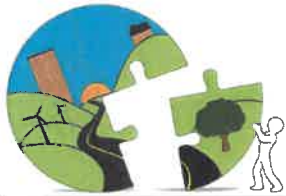
- 4.1 CHANGE OF ZONE NO. 7934, TENTATIVE TRACT MAP NO. 37294 and PLOT PLAN NO. 26249 – Intent to Adopt a Mitigated Negative Declaration** – EA43021 – Applicant: Newland Homes, LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 dwelling units per acre) – Rural: Rural Residential (R-RR) – Location: Northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way, and westerly of Briggs Road – 12.5 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The **Change of Zone No. 7937** is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map No. 37294** is a proposal for a Schedule “A” subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 sq. ft., and also includes one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The **Plot Plan No. 26249** is a proposal for a development plan with elevations and floorplans on 48 lots for the Tentative Tract Map No. 37294. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).
- 4.2 CONDITIONAL USE PERMIT NO. 180013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (E) and 15332 (A), (C), (D), and (E) – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located northerly of Ontario Avenue, southerly of Hillside Street, easterly of Consul Avenue, and westerly of Diplomat Avenue – 0.89 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** The project proposes to construct a 1,701 sq. ft. office building for the sales of used automobiles. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two (2) car garage for employee parking. The project site will also include 8,360 sq. ft. of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday. APN- 277-081-031. Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).
- 4.3 TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255** – EIR255 – Applicant: Cajalco Square, LP – Engineer/Representative: J&T Management c/o C. Grajeda & M. Bojorquez – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Cajalco Road, easterly of Wood Road, and southerly of Carpinus Drive – 9.79 Gross Acres/7.18 Net Acres – Zoning: Specific Plan No. 229, Amendment No. 1 (SP229A1) Boulder Springs-Planning Area 1 – **REQUEST: Tentative Parcel Map No. 37537** proposes a Schedule E parcel map to subdivide 9.79 gross acres into four (4) parcels. Parcel 1 will be 0.98 gross acres; Parcel 2 will be 3.62 gross acres, Parcel 3 will be 1.29 gross acres, and Parcel 4 will be 1.29 gross acres. **Conditional Use Permit No. 3775** will consist of a commercial retail center on Parcels 1, 2, 3, and 4 (“the Project”), with uses such as a 3,200 sq. ft. drive-thru fast food restaurant, a 19,097 sq. ft. tractor/trailer and hardware store with an outdoor display area, a 4,395 sq. ft. self-service gas station with eight (8) gas pump stations, a 3,800 sq. ft. convenience store, a 2,080 sq. ft. drive-thru carwash and associated vehicle vacuuming area, and an 8,586 sq. ft. multi-tenant retail building. The convenience store will include the sale of beer and wine for off-site consumption. The Project will include 249 parking spaces (including 7 ADA and 6 electric vehicle parking spaces). The Project will also include two (2) water quality basins, a pylon sign, two (2) tenant monument signs, and two (2) gas price monument signs. APN(s): 321-130-053 thru 055, and 060. Project Planner: Tim Wheeler at (951) 955-6060 or email at [twheeler@rivco.org](mailto:twheeler@rivco.org).

**APPLICANT REQUEST A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.**

**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.:

101

Planning Commission Hearing: March 20, 2019

## PROPOSED PROJECT

Case Number(s): TR32764E03

Applicant(s):

Area Plan: Lakeview/Nuevo


Rick Hoffman

Zoning Area/District: Lakeview Area

Supervisory District: Fifth District

Project Planner: Gabriel Villalobos

APN: 426-450-010

  
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 to subdivide 6.74 acres into 6 single family residential one acre lots. The project is located north of 10th St, east of Reservoir Ave, south of 9th St, and west of Lakeview Ave.

## PROJECT RECOMMENDATION

**APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32764,** extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 22, 2021, 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. 32764 was originally approved at Planning Commission on February 22, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 5696 where both applications were approved on June 27, 2006.

The First Extension of Time for Tentative Tract Map No. 32764 was received on January 15, 2015, ahead of the expiration date, February 22, 2015. It was approved at Planning Commission on September 16, 2015.

The Second Extension of Time for Tentative Tract Map No. 32764 was received on October 14, 2015, ahead of the expiration date, February 22, 2016. It was approved at Planning Commission on January 4, 2017.

The Third Extension of Time for Tentative Tract Map No. 32764 was received February 9, 2018, ahead of the expiration date, February 22, 2018. The applicant and the County negotiated conditions of approval and reached consensus on February 26, 2018.

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 (February 26, 2018) 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.

### **State Bills**

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

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

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

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.



**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 2 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 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 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.

The 1<sup>st</sup> and 2<sup>nd</sup> extensions of time each granted 1 year. This, 3<sup>rd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and would expire on February 22, 2022.

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 February 22, 2021. 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.

**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.

# 3rd EOT for TR32764

## Vicinity Map



### Legend

- City Areas
- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas

### Notes

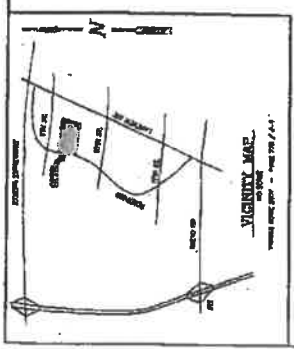
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



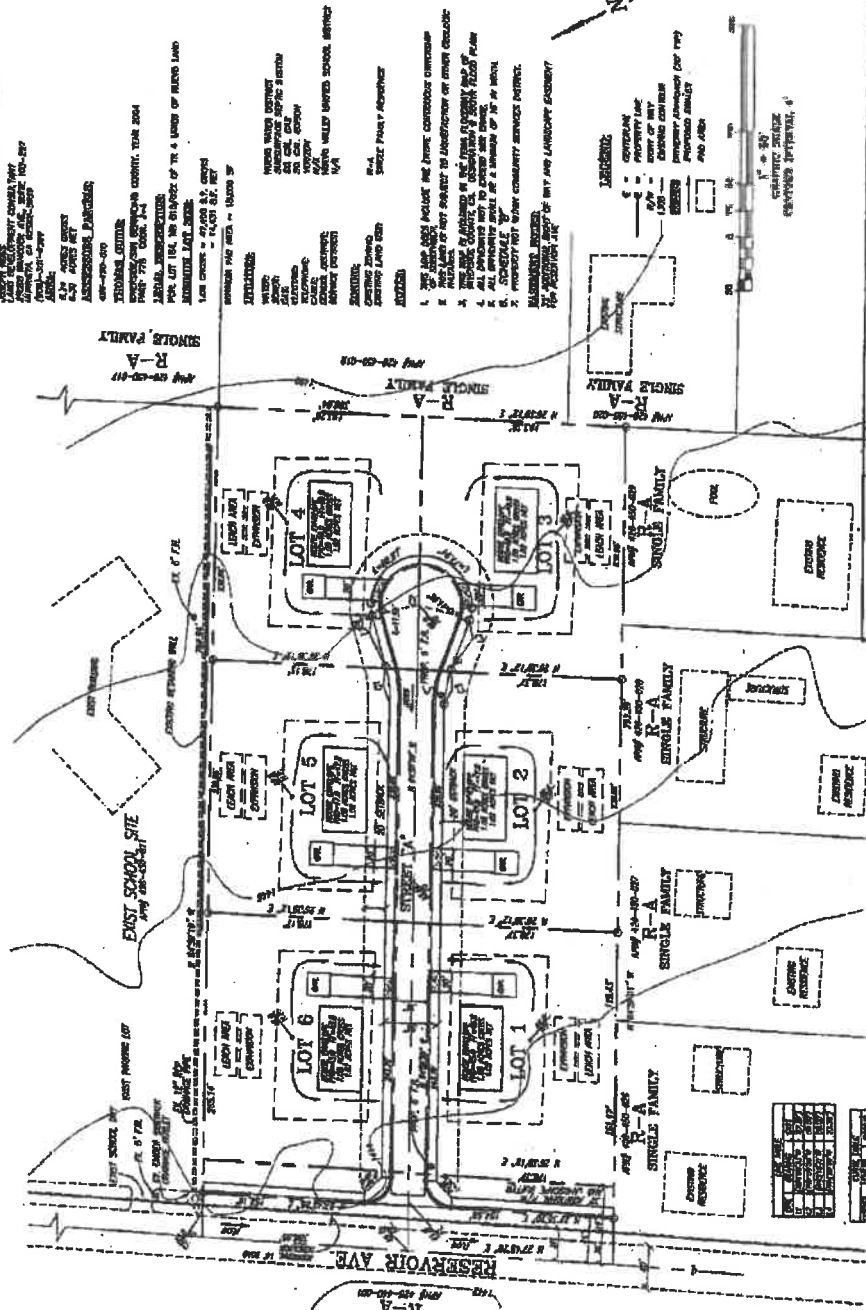
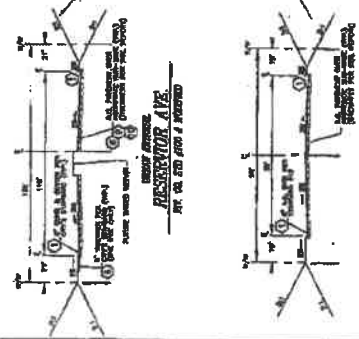
# TENTATIVE TRACT MAP NO. 32764

FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
A.P.N.: 426-450-010  
AMENDED NO.1

COUNTY OF SERRANO, STATE OF CALIFORNIA



## STREET SECTION



**RECORDING INFORMATION:**  
THIS TENTATIVE TRACT MAP IS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF SERRANO, CALIFORNIA, ON 10/10/10.

**RECORDING INFORMATION:**  
THIS TENTATIVE TRACT MAP IS FILED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF SERRANO, CALIFORNIA, ON 10/10/10.

**LAND DEVELOPMENT CONSTRAINTS:**  
1. THE TRACT MAP IS SUBJECT TO THE EXISTING EASEMENTS AND ENCUMBRANCES SHOWN THEREON.  
2. THE TRACT MAP IS SUBJECT TO THE EXISTING EASEMENTS AND ENCUMBRANCES SHOWN THEREON.

**EXISTING UTILITIES:**  
1. THE TRACT MAP IS SUBJECT TO THE EXISTING UTILITIES SHOWN THEREON.  
2. THE TRACT MAP IS SUBJECT TO THE EXISTING UTILITIES SHOWN THEREON.

**LEGEND:**  
1. LOT AREA  
2. LOT AREA  
3. LOT AREA  
4. LOT AREA  
5. LOT AREA  
6. LOT AREA

**DATE:** 10/10/10  
**REVISIONS:**

**TENTATIVE TRACT MAP NO. 32764**  
FOR LOT 154, MB 010/022 OF TR 4 LANDS OF NUEVO LAND  
A.P.N.: 426-450-010  
AMENDED NO.1

NO.	DATE	DESCRIPTION
1	10/10/10	INITIAL PRELIMINARY TRACT MAP
1	10/10/10	AMENDED NO.1



# Extension of Time Environmental Determination

Project Case Number: TR32764  
Original E.A. Number: 39752  
Extension of Time No.: 3<sup>rd</sup> EOT  
Original Approval Date: February 22, 2006  
Project Location: North of 10th St, East of Reservoir Ave, South of 9th St, and West of Lakeview Ave  
Project Description: Schedule "B" subdivision of 6.74 acres into 6 single family residential one acre lots.

On February 22, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: *Gabriel Villalobos*  
Gabriel Villalobos, Project Planner

Date: 3/4/19  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Rick Hoffman <hoffmanconsult@verizon.net>  
**Sent:** Monday, February 26, 2018 9:56 AM  
**To:** Syed, Ashiq; rendatony@yahoo.com  
**Cc:** rendatony@yahoo.com  
**Subject:** RE: Recommended Conditions of Approval for 3rd EOT of TR32764

My client agrees to the conditions. Please let me know when this will go to the Board.

Thanks,

Rick

Rick Hoffman

Hoffmanconsult@outlook.com

951-505-4595

Hoffmanconsult.com

---

**From:** Syed, Ashiq [mailto:ASyed@rivco.org]  
**Sent:** Tuesday, February 13, 2018 3:53 PM  
**To:** Hoffmanconsult; rendatony@yahoo.com  
**Subject:** Recommended Conditions of Approval for 3rd EOT of TR32764

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32764

Hello Mr. Hoffman,

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

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

50 E. Health #1  
50 Trans #1  
60 BS Grade #1  
60 Trans 1  
80 Trans #1  
90 BS Grade #1  
90 Trans #1

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

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are

presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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



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

### Confidentiality Disclaimer

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

[County of Riverside California](#)



Plan: TR32764E03

Parcel:

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT1- PHASE I ESA REQUIRED                      Not Satisfied

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

050 - E Health. 2                      0050-E Health-EOT1- WATER WILL SERVE                      Not Satisfied

A "Will-Serve" letter is required from the agency providing water service.

050 - E Health. 3                      Gen - Custom                      Not Satisfied

REQ E HEALTH DOCUMENTS

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-#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. 2                      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.

Flood

050 - Flood. 1                      0050-Flood-MAP ADP FEES                      Not Satisfied

A notice of drainage fees shall be placed on the

Plan: TR32764E03

Parcel:

50. Prior To Map Recordation

Flood

050 - Flood. 1                      0050-Flood-MAP ADP FEES (cont.)                      Not Satisfied  
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 Lakeview/Nuevo 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. 2                      0050-Flood-MAP ELEVATE FINISH FLOOR ECS                      Not Satisfied  
A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 18 inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

050 - Flood. 3                      0050-Flood-MAP SUBMIT ECS & FINAL MAP                      Not Satisfied  
A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

050 - Flood. 4                      0050-Flood-MAP WQMP IS REQUIRED FOR EOT1                      Not Satisfied  
In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

Planning

050 - Planning. 1                      0050-Planning-MAP - ANNEX TO PARK DISTRICT                      Not Satisfied

Plan: TR32764E03

Parcel:

50. Prior To Map Recordation

Planning

050 - Planning. 1                      0050-Planning-MAP - ANNEX TO PARK DISTRICT (cont.)                      Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 146.

050 - Planning. 2                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 146 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.

Transportation

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

Lot access shall be restricted on Reservoir Avenue and so noted on the final map.

050 - Transportation. 2                      0050-Transportation-MAP - ASSESSMENT DIST 1                      Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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 'A' shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105 (1 of 2), Section B. (36'/56')

050 - Transportation. 5                      0050-Transportation-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.



Plan: TR32764E03

Parcel:

50. Prior To Map Recordation

Transportation

050 - Transportation. 5            0050-Transportation-MAP - EASEMENT (cont.)            Not Satisfied

050 - Transportation. 6            0050-Transportation-MAP - EXISTING MAINTAINED            Not Satisfied

Reservoir Avenue is a paved County maintained road and shall be improved with concrete curb-and-gutter located 55 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 76 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 91. (1 of 2) (55'/76')

NOTE: A cash deposit in a lieu of construction shall be paid for landscape raised median to ensure future right in/right out turning movement at Street 'A'.

050 - Transportation. 7            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 project boundaries 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.

050 - Transportation. 8            0050-Transportation-MAP - INTERSECTION/50' TANGENT            Not Satisfied

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 9            0050-Transportation-MAP - LAKEVIEW/NUEVO CFD            Not Satisfied

The project is located in the Lakeview/Nuevo area and will be required to join a Community Facilities District (CFD) for the construction of certain improvements as identified in the Circulation Phasing Plan or pre-pay their TUMF and DIF fees in full prior to the time of map recordation.

050 - Transportation. 10            0050-Transportation-MAP - LANDSCAPING            Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Reservoir Avenue. 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 to be annexed to County Service Area, or Landscaping and Lighting

Plan: TR32764E03

Parcel:

50. Prior To Map Recordation

Transportation

050 - Transportation. 10      0050-Transportation-MAP - LANDSCAPING (cont.)      Not Satisfied  
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. 11      0050-Transportation-MAP - LANDSCAPING APP. ANNEX      Not Satisfied  
Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

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 LIGHTS-CSA/L&LMD      Not Satisfied  
The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.  
  
If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:  
  
1. Completed Transportation Department application  
2. Appropriate fees for annexation.  
3. (2)Sets of street lighting plans approved by Transportation Department.  
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

050 - Transportation. 14      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.

050 - Transportation. 15      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied  
The project proponent shall contact the County Service Area

Plan: TR32764E03

Parcel:

50. Prior To Map Recordation

Transportation

050 - Transportation. 15      0050-Transportation-MAP - STREET SWEEPING (cont.)      Not Satisfied  
(CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 16      0050-Transportation-MAP - STREETLIGHT PLAN      Not Satisfied  
A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 17      0050-Transportation-MAP - 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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 18      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 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. 19      Gen - Custom      Not Satisfied  
FINAL ACCESS AND MAINT  
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



Plan: TR32764E03

Parcel:

50. Prior To Map Recordation

Transportation

050 - Transportation. 19 Gen - Custom (cont.) Not Satisfied  
features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-EOT2- IF WQMP REQUIRED Not Satisfied  
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.

060 - BS-Grade. 2 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. 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 will be required.

060 - BS-Grade. 3 0060-BS-Grade-MAP-G1.4 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 (916) 341-5455.

Plan: TR32764E03

Parcel:

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)                      Not Satisfied

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.

060 - BS-Grade. 4                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied

Grading in excess of 199 cubic yards will require 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-G2.14OFFSITE 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. 6                      0060-BS-Grade-MAP-G2.4GEOTECH/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. 7                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood



Plan: TR32764E03

Parcel:

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      0060-Flood-MAP ADP FEES (cont.)                      Not Satisfied  
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.

Planning

060 - Planning. 1                      0060-Planning-30-DAY BURROWING OWL SURVEY                      Not Satisfied  
Pursuant to Objective 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the County Biologist. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided. However, when the Burrowing Owl is present, active relocation outside of the nesting season (March 1 through August 15) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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/house envelopes sites shown on the TENTATIVE MAP. Accessory structures as allowed per Ord. 348, may be permitted upon further review of the Department of Building and Safety.

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 - GRADING PLAN REVIEW                      Not Satisfied  
The land divider/permit holder shall cause a plan check

Plan: TR32764E03

Parcel:

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-MAP - GRADING PLAN REVIEW (cont.)                      Not Satisfied

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. 5                      0060-Planning-MAP - NPDES COMPLIANCE (2)                      Not Satisfied

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 6                      0060-Planning-MAP - SKR FEE CONDITION                      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 6.74 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.

Transportation

060 - Transportation. 1                      Gen - Custom                      Not Satisfied

FINAL WQMP FOR GRADING

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



Plan: TR32764E03

Parcel:

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Gen - Custom (cont.) Not Satisfied  
the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied  
Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E Health

080 - E Health. 1 0080-E Health-EOT1 - NOISE STUDY REQUIRED Not Satisfied  
Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

080 - E Health. 2 0080-E Health-USE - SEPTIC PLAN COPIES Not Satisfied  
A set of three copies of a detailed, scaled (1"=40' maximum) plot plan showing all fixtures serving the proposed subsurface sewage disposal system. The complete subsurface sewage disposal system, plus 100% expansion areas must also be plotted.

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 at the job site.

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied  
This project is located within the limits of the Lakeview/Nuevo Area Drainage Plan for which drainage fees

Plan: TR32764E03

Parcel:

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES (cont.)                      Not Satisfied  
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.

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 - 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 - ROOF MOUNTED EQUIPMENT,                      Not Satisfied  
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 4                      0080-Planning-MAP - SCHOOL MITIGATION (1)                      Not Satisfied  
Impacts to the Nuvview Union School District shall be mitigated in accordance with California State law.

080 - Planning. 5                      0080-Planning-MAP - SCHOOL MITIGATION (2)                      Not Satisfied  
Impacts to the Perris Union High School District shall be mitigated in accordance with California State law.

080 - Planning. 6                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied  
All utility extensions within a lot shall be placed underground.

Plan: TR32764E03

Parcel:

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7                      0080-Planning-MAP - WOOD FENCE TREATMENT                      Not Satisfied

All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

[THIS CONDITION IS REDUNDANT TO THE WALL/FENCING PLAN CONDIITON. DO NOT USE BOTH. DELETE THIS COMMENT.]

Transportation

080 - Transportation. 1                      0080-Transportation-MAP - GARAGE DOOR 1                      Not Satisfied

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

080 - Transportation. 2                      Gen - Custom                      Not Satisfied

WQMP AND MAINTENANCE

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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT2- IF 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.

Plan: TR32764E03

Parcel:

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT2- IF WQMP REQUIRED (cont.)                      Not Satisfied

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.

090 - BS-Grade. 2                      0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER                      Not Satisfied

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

090 - BS-Grade. 3                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN                      Not Satisfied

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

090 - BS-Grade. 4                      Gen - Custom                      Not Satisfied

WQMP REQUIRED

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)

Plan: TR32764E03

Parcel:

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4                      Gen - Custom (cont.)                      Not Satisfied

Planning

090 - Planning. 1                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied

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

090 - Planning. 2                      0090-Planning-MAP - 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. 39752.

The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 3                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 146.

090 - Planning. 4                      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 6.74 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

Plan: TR32764E03

Parcel:

90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      0090-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied  
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. 5                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied  
All residences shall have automatic roll-up garage doors.

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.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

Plan: TR32764E03

Parcel:

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1      0090-Transportation-MAP - 80% COMPLETION (cont.)      Not Satisfied  
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 - STREET LIGHTS 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. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 3      0090-Transportation-MAP - STREET SWEEPING      Not Satisfied  
Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 4      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. 5      0090-Transportation-MAP - WRCOG TUMF      Not Satisfied  
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 6      Gen - Custom      Not Satisfied  
WQMP COMP AND BNS REG  
Prior to Building Final Inspection, the applicant will be required to hand out educational materials



Plan: TR32764E03

Parcel:

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6      Gen - Custom (cont.)      Not Satisfied  
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.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
RECEIVE & FILE REPORT**


**Agenda Item No.:**

**1.2**

**Planning Commission Hearing: March 20, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PP22286E01	<b>Applicant(s):</b>	
<b>Area Plan:</b>	REMAP	<b>ATC Sequoia LLC</b>	
<b>Zoning Area/District:</b>	Pinon Flats District	<b>c/o David Tracy</b>	
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>APN:</b>	636-191-018		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23242 which is for an unmanned wireless communication facility to include an equipment shelter, one (1) concrete generator, two (2) GPS Antennas, one (1) Parabolic Antenna, 15 antennas to be mounted upon a 50 foot high mono-pine tree.

The project is located north of Highway 74, east of Pinon Dr, south of Indio Ave, and west of Pinesto Palms Highway.

**PROJECT RECOMMENDATION**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on November 26, 2018.

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

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22286**, extending the expiration date to November 3, 2028, 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**

Plot Plan No. 22286 was originally approved at Director's Hearing on November 3, 2008.

The First Extension of Time was received October 18, 2018, ahead of the expiration date of November 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on October 29, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (October 29, 2018) indicating the acceptance of the one recommended condition.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1<sup>st</sup> extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become November 3, 2028.

## 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 Plot Plan 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 project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
NOVEMBER 26, 2018**

**1.0 CONSENT CALENDAR:**

**1.1 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22286** – Applicant: ATC Sequoia, LLC – Third Supervisorial District – Pinon Flats Zoning District – Riverside Extended Mountain Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Highway 74, easterly of Pinon Drive, southerly of Indio Avenue, and westerly of Pinesto Palms Highway – 15.96 Acres – Zoning: One-Family Dwelling, 2½ Acre Minimum (R-1-2½) – Approved Project Description: An unmanned wireless communication facility to include an equipment shelter, one (1) concrete generator, two (2) GPS Antennas, one (1) Parabolic Antenna, 15 antennas to be mounted upon a 50 foot high mono-pine tree. The facility is located within a 900 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22286, extending the expiration date to November 3, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 22286, extending the expiration date to November 3, 2028.

**1.2 FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36252** – Applicant: Bill Lattin – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 Acre min.) – Location: Northertly of Beaumont City Limits, easterly of Beaumont City Limits, southerly of Brookside Avenue, and westerly of Sunnyslope Avenue – 2.4 Acres – Zoning: Residential Agricultural – 1 Acre Mininum (R-A-1) – Approved Project Description: Schedule "H" subdivision of 2.4 gross acres into two (2) residential parcels of 1 and 1.4 gross acres – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 36252, extending the expiration date to May 21, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Tentative Parcel Map No. 36252, extending the expiration date to May 21, 2021.

**2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**

**NONE**

**4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**

**NONE**

**5.0 PUBLIC COMMENTS:**





# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

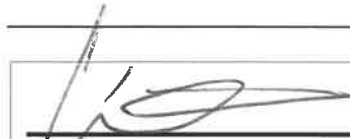
Agenda Item No.:

1.1

Director's Hearing: November 26, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	PP22286	<b>Applicant(s):</b>	
<b>Area Plan:</b>	REMAP	<b>ATC Sequoia LLC</b>	
<b>Zoning Area/District:</b>	Pinon Flats District	<b>c/o David Tracy</b>	
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Gabriel Villalobos		



Juan Perez  
Assistant CEO/TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23242 which is for an unmanned wireless communication facility to include an equipment shelter, one (1) concrete generator, two (2) GPS Antennas, one (1) Parabolic Antenna, 15 antennas to be mounted upon a 50 foot high mono-pine tree. The project is located north of Highway 74, east of Pinon Dr, south of Indio Ave, and west of Pinesto Palms Highway.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 22286**, extending the expiration date to November 3, 2028, 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**

Plot Plan No. 22286 was originally approved at Director's Hearing on November 3, 2008.

The First Extension of Time was received October 18, 2018, ahead of the expiration date of November 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on October 29, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (October 29, 2018) indicating the acceptance of the one recommended condition.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1<sup>st</sup> extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become November 3, 2028.

## **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 Plot Plan 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 project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
3. No changes to the approved Plot Plan 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 PP22286

## Vicinity Map



### Legend

- County Centerlines
- Blue-line Streams
- City Areas



**\*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... 11/1/2018 2:23:41 PM

© Riverside County GIS

### Notes

# PLOT PLAN REVIEW

## PINON PINES

### 70198 STATE HIGHWAY 74 MOUNTAIN CENTER, CALIFORNIA 92561



15505 SAND CANYON AVENUE  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618



**PROJECT INFORMATION**  
PINON PINES  
70198 STATE HIGHWAY 74  
MOUNTAIN CENTER, CALIFORNIA  
92561

CURRENT ISSUE DATE:  
2/6/08

ISSUED FOR:  
ZONING

REV.: DATE: DESCRIPTION: BY:

1	2/6/08	ZONING CORRECTIVE B.M.	B.M.
2	3/20/07	LEGAL REVISIONS	B.M.
3	10/21/06	100% ZONING	B.L.
4	10/23/06	90% ZONING	B.L.

PLANS PREPARED BY:  
**SPECTRUM SURVEYING & ENGINEERING**  
7351 W. CHALESTON BLVD., SUITE 120  
LAS VEGAS, NEVADA 89117  
PH: (702) 367-7705  
FAX: (702) 367-8733

DRAWN BY: CHK: APV:  
B. LANGSTON M. CEFAU C. WENER  
LICENSED:


SHEET TITLE:  
TITLE SHEET

SHEET NUMBER: REVISION:  
**T1** 3  
LAX-112

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	3
A1	SITE PLAN	3
A2	ENLARGED SITE PLAN	3
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	3
A4	ELEVATIONS	3

SHEET INDEX	ISSUED FOR:	ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

**ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING NOTING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES:**

- 2007 CALIFORNIA ADMINISTRATIVE CODE
- 2007 CBC BASED ON THE 2005 IBC
- 2007 CBC BASED ON THE 2005 IBC
- 2007 CBC BASED ON THE 2005 IBC
- 2007 CBC BASED ON THE 2005 IBC
- 2007 CALIFORNIA ENERGY CODE
- 2007 CBC BASED ON THE 2005 IBC

**CODE COMPLIANCE**

**SITE ACQUISITION / PLANNING:**  
SPECTRUM SURVEYING & ENGINEERING  
7351 W. CHALESTON BLVD., SUITE 120  
LAS VEGAS, NEVADA 89117  
PHONE: (702) 367-7705  
FAX: (702) 367-8733

**CIVIL ENGINEER:**  
SPECTRUM SURVEYING & ENGINEERING  
7351 W. CHALESTON BLVD., SUITE 120  
LAS VEGAS, NEVADA 89117  
PHONE: (702) 367-7705  
FAX: (702) 367-8733

**STRUCTURAL ENGINEER:**  
I.B.O.

**ELECTRICAL ENGINEER:**  
SPECTRUM SURVEYING & ENGINEERING  
7351 W. CHALESTON BLVD., SUITE 120  
LAS VEGAS, NEVADA 89117  
PHONE: (702) 367-7705  
FAX: (702) 367-8733

**SUBMITTERS:**  
HP SURFACTORS, INC.  
17882 SKY PARK CIRCLE, SUITE B  
IRVINE, CALIFORNIA 92614  
PHONE: (949) 260-9274

**PROJECT TEAM**

**APPLICANT/LESSEE:**  
VERIZON WIRELESS  
BUILDING D, 1ST FLOOR  
IRVINE, CALIFORNIA 92618  
(949)268-7000

**PROPERTY INFORMATION:**  
OWNER: ROSE AND PATRICIA SERVICE  
28615 AVENIDA MAYAVILLA  
CANTERBURY CITY, CALIFORNIA 92334  
PHONE: (714) 328-4601  
AREA OF CONSTRUCTION: 9004 SQ. FT.

**OCCUPANCY TYPE:** S-2  
**CONSTRUCTION TYPE:** V-B  
**CURRENT ZONING:** R-1-2 1/2  
**JURISDICTION:** RIVERSIDE COUNTY  
**LOCATION:** LATS: 33° 35' 08.27" N, NAD 83  
LONG: 116° 20' 58.19" W, NAD 83  
**ZONING APPLICATION #:** PP222886  
**APPROVED:** \_\_\_\_\_  
**A.P.N.:** 636-91-012  
**HANDICAP REQUIREMENTS:** FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

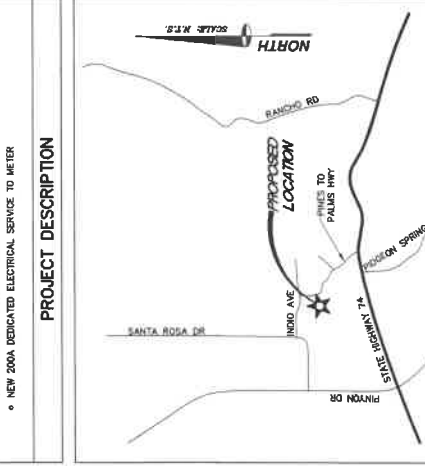
**PROJECT INFORMATION:**  
EQUIPMENT LOCATION:  OUTDOOR  INDOOR  
EQUIPMENT SHELTER:  YES  NO  
ANTENNA LOCATION:  
 NEW MONOPOLE  
 EXISTING MONOPOLE  
 ROOF TOP  
 MAST  
 OTHER: NEW MONOPOLE

**PROJECT SUMMARY**

**PROJECT DESCRIPTION**

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF VERIZON WIRELESS ANTENNAS AT A 45° CENTERLINE MOUNTED ON A NEW 50' MONOPOLE
- INSTALLATION OF VERIZON WIRELESS PARABOLIC ANTENNA
- INSTALLATION OF VERIZON WIRELESS 11'-6" X 16" EQUIPMENT SHELTER
- INSTALLATION OF A VERIZON WIRELESS 6" HIGH WROUGHT IRON FENCE
- INSTALLATION OF A VERIZON WIRELESS 6" WIDE WROUGHT IRON GATES
- INSTALLATION OF A VERIZON WIRELESS GPS ANTENNAS
- CONCRETE GENERATOR PAD
- NEW TELEPHONE CONDUIT RUN TO SHEDDER
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER



THOMAS GUIDE BOOK, 2005, P. 906, C-5  
**VICINITY MAP**





REV.	DATE	DESCRIPTION	BY
3	2/6/08	ZONING CORRECTIONS (B.M.)	
2	3/20/07	LEGAL REVISIONS	
1	10/31/06	100% ZONING	
0	10/23/06	90% ZONING	

PLANS PREPARED BY:  
**SPECTRUM**  
 SURVEYING & ENGINEERING  
 7331 W. CHARLESTON BLVD., SUITE 120  
 LAS VEGAS, NEVADA 89117  
 TEL: (702) 357-6735  
 FAX: (702) 357-6735

DRAWN BY: **CHIK** / **APV**  
 B. LANGSTON / M. CEFALU / C.W.

MEASURE

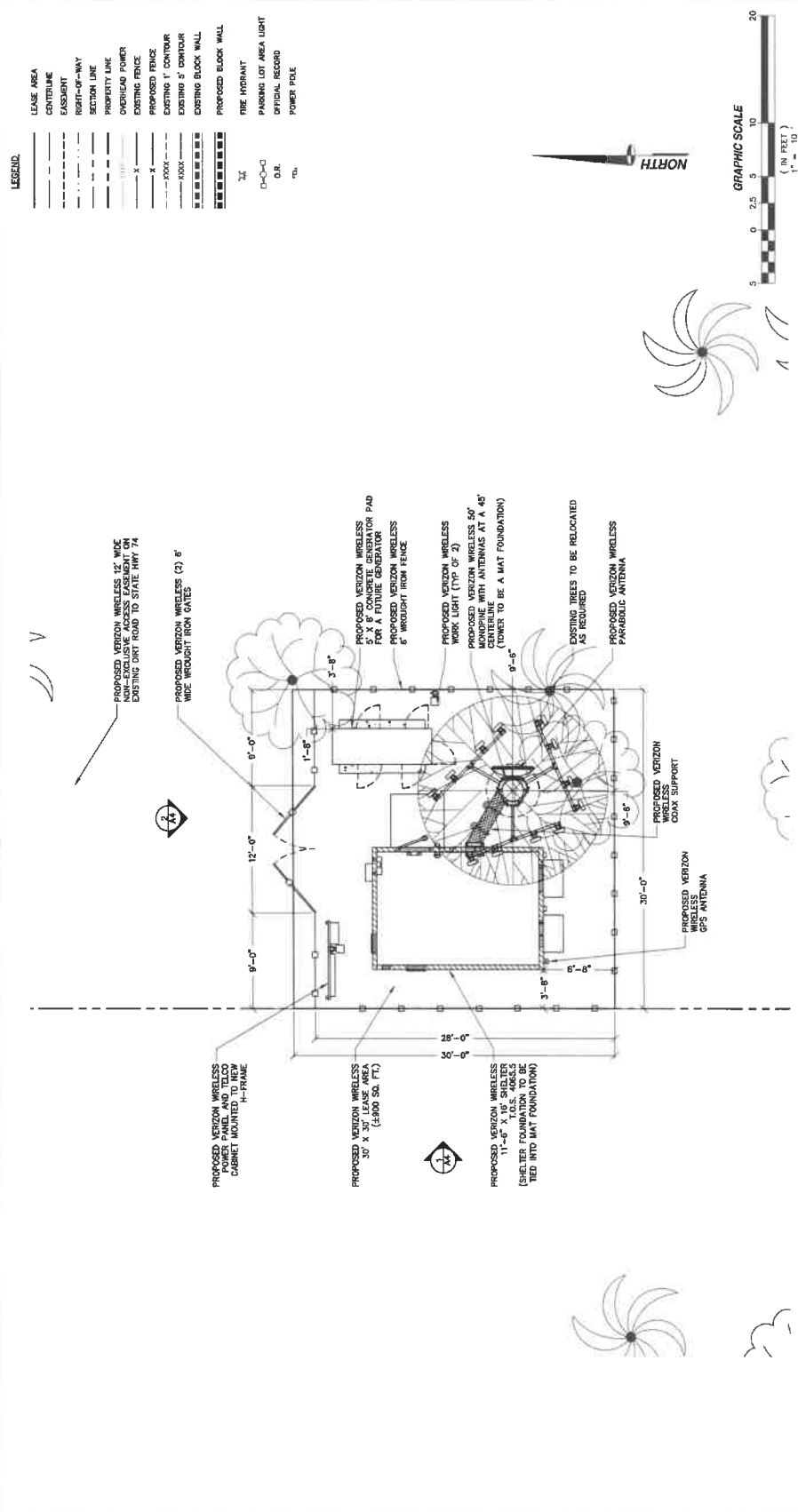
SHEET TITLE:  
**SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT**

SHEET NUMBER: **REVISION**  
**A3** / **3**  
 LAX-112

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	CENTERLINE	FORMAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JAMPER LENGTH	BOTTOM JAMPER LENGTH	COMMENTS
SECTOR A	45°	BWA-8008 3/4 BWA-185093/965_2	45'	60'	(4) 7/8" COAX	RED/GREEN	5'	15'	..
SECTOR B	260°	BWA-8008 3/4 BWA-185093/965_2	45'	60'	(4) 7/8" COAX	BLUE/GREEN	5'	15'	..
SECTOR C	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	..
GPS	N/A	MOBEL GPS			1/2" COAX	GRAY			..

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

**2** SCALE: 1" = 10'  
**3 ANTENNA AND CABLE SCHEDULE**



**1** SCALE: 1" = 10'  
**SITE DETAIL**



**verizon wireless**  
 15905 SAND CANYON AVENUE  
 IRVINE, CALIFORNIA 92618

**PINON PINES**  
 7019B STATE HIGHWAY 74  
 MOUNTAIN CENTER, CALIFORNIA  
 92561

CURRENT ISSUE DATE:  
 2/6/08

ISSUED FOR:  
**ZONING**

REV.	DATE	DESCRIPTION	BY
1			
2			
3			

PLANS PREPARED BY:  
**SPECTRUM SURVEYING & ENGINEERING**  
 7351 W. CHARLESTON BLVD., SUITE 120  
 LAS VEGAS, NEVADA 89117  
 PHONE (702) 387-8733  
 FAX (702) 387-8733

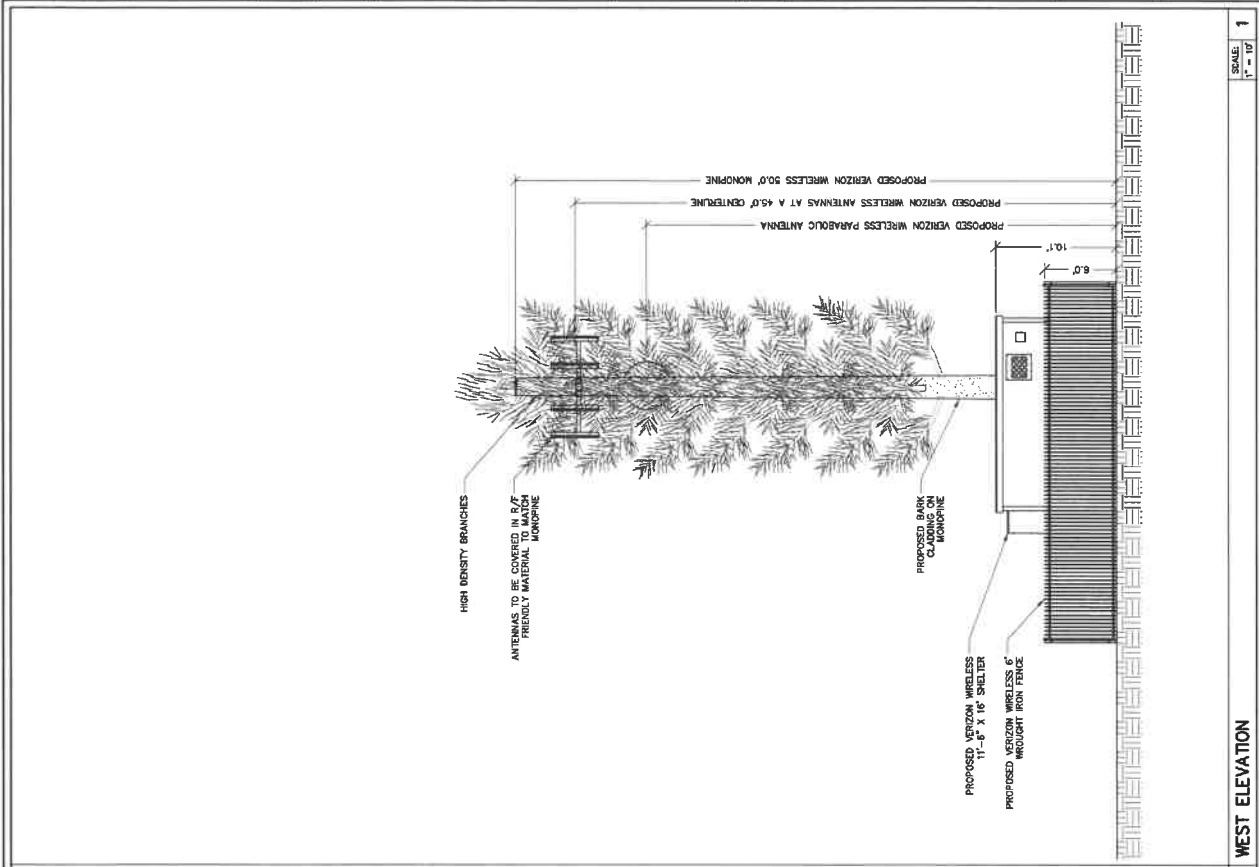
DRAWN BY: **M. CEPALU C.W.**  
 CHECKED BY: **B. LANGSTON**

CONSENT NO. \_\_\_\_\_  
 COUNTY \_\_\_\_\_

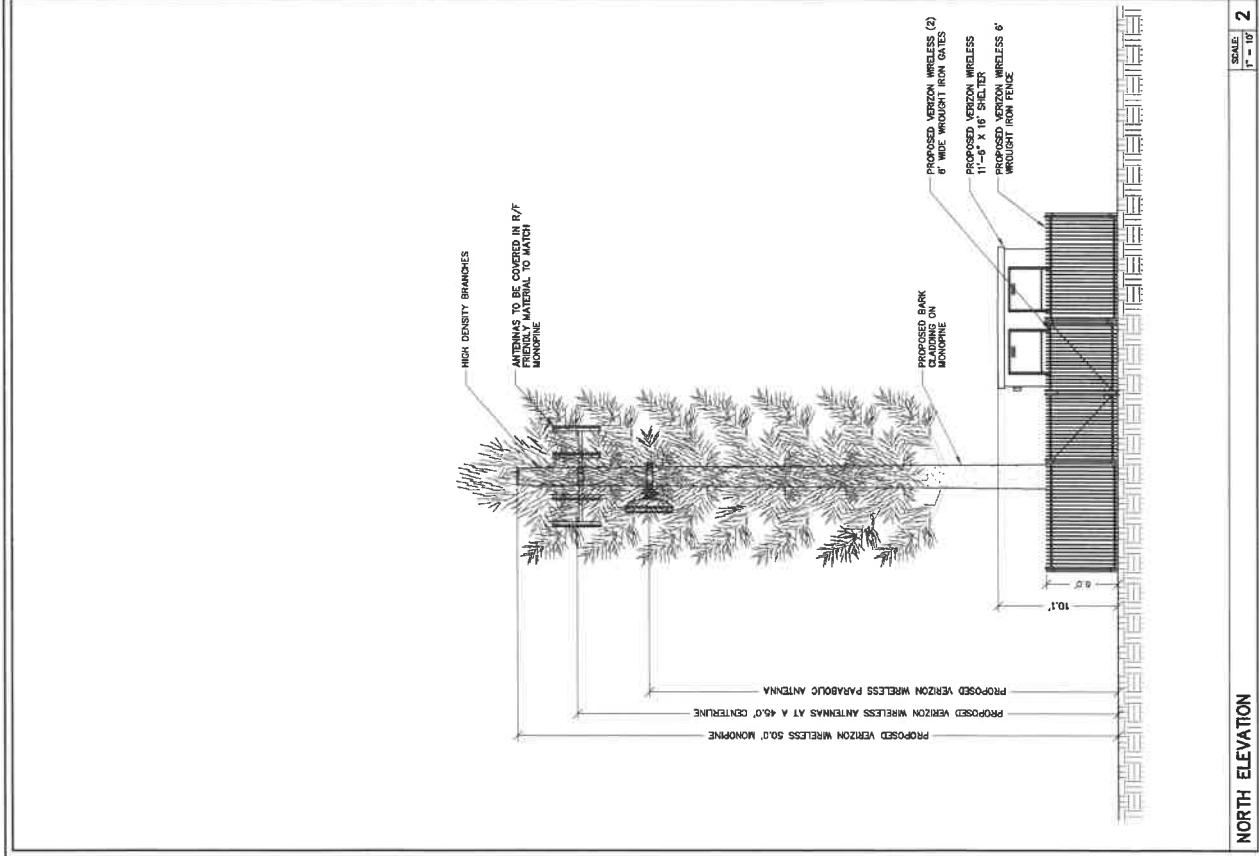
SHEET TITLE:  
**ELEVATIONS**

SHEET NUMBER:  
**3**

REVISION:  
**A4**  
 LAX-112



**WEST ELEVATION**  
 SCALE: 1" = 10'  
 1



**NORTH ELEVATION**  
 SCALE: 1" = 10'  
 2

# Extension of Time Environmental Determination

Project Case Number: PP22286  
 Original E.A. Number: 41146  
 Extension of Time No.: 1<sup>st</sup> EOT  
 Original Approval Date: November 3, 2008  
 Project Location: North of Highway 74, East of Pinon Dr, South of Indio Ave, West of Pinesto Palms Highway  
 Project Description: an unmanned wireless communication facility to include an equipment shelter, one (1) concrete generator, two (2) GPS Antennas, one (1) Parabolic Antenna, 15 antennas to be mounted upon a 50 foot high mono-pine tree. The facility is located within a 900 square foot lease area.

On November 3, 2008, this Plot Plan 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** David Tracy <David.Tracy@americantower.com>  
**Sent:** Monday, October 29, 2018 9:27 AM  
**To:** Villalobos, Gabriel  
**Subject:** RE: Recommended Conditions for PP22286 1st EOT

Hi Gabriel,

This email is to confirm that ATC Sequoia LLC **accepts** Condition of Approval 1 under Planning- "Telcom-Entitlement Life" in Time Extension Case PP22286E01. Thanks for your assistance in this matter.

Dave Tracy  
Attorney, U.S. Tower Division  
American Tower Corporation  
10 Presidential Way  
Woburn MA, 01801  
781-428-6869  
David.tracy@americantower.com

*CONFIDENTIAL, PROPRIETARY and PRIVILEGED: The information contained in this e-mail and any attachments constitutes proprietary and confidential information of American Tower Corporation and its affiliates. This communication contains information that is proprietary and may be subject to the attorney-client, work product or other legal privilege or otherwise legally exempt from disclosure even if received in error. The communication is intended for the use of the addressee only. If you are not 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 immediately notify us by return e-mail and destroy any copies, electronic, paper or otherwise, which you may have of this communication. Thank you for your cooperation.*

**From:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Sent:** Thursday, October 25, 2018 8:30 PM  
**To:** David Tracy <David.Tracy@americantower.com>  
**Subject:** Recommended Conditions for PP22286 1st EOT

Attn: ATC Sequoia LLC  
c/o David Tracy  
10 Presidential Way  
Woburn, MA 01801

**RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 22286.**

The County Planning Department has determined it necessary to recommend the addition of one (1) 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.

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 the Planning Director's 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



**How are we doing? [Click the Link and tell us](#)**

**Confidentiality Disclaimer**

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

**[County of Riverside California](#)**



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

*Juan C. Perez  
Agency Director*



03/07/19, 4:53 pm

PP22286E01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP22286E01. 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.

**BS-Grade**

**BS-Grade. 1                                    0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO**

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

Comments: INEFFECT VACALDE1 20081125  
RECOMMND THARMON 20061215  
DRAFT THARMON 20061215  
PP22286

**BS-Grade. 2                                    0010-BS-Grade-USE - DISTURBS NEED G/PMT**

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

Comments: INEFFECT VACALDE1 20081125  
RECOMMND THARMON 20061215  
DRAFT THARMON 20061215  
PP22286

**BS-Grade. 3                                    0010-BS-Grade-USE - DRAINAGE & TERRACING**

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

Comments: INEFFECT VACALDE1 20081125  
RECOMMND THARMON 20061215  
DRAFT THARMON 20061215  
PP22286

**BS-Grade. 4                                    0010-BS-Grade-USE - DUST CONTROL**

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

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 4                                    0010-BS-Grade-USE - DUST CONTROL (cont.)

Comments: INEFFECT VACALDE1 20081125  
RECOMMND THARMON 20061215  
DRAFT THARMON 20061215  
PP22286

BS-Grade. 5                                    0010-BS-Grade-USE - GENERAL INTRODUCTION

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

Comments: INEFFECT VACALDE1 20081125  
RECOMMND THARMON 20061215  
DRAFT THARMON 20061215  
PP22286

BS-Grade. 6                                    0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

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

Comments: INEFFECT VACALDE1 20081125  
RECOMMND THARMON 20061215  
DRAFT THARMON 20061215  
PP22286

BS-Grade. 7                                    0010-BS-Grade-USE - OBEY ALL GDG REGS

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

Comments: INEFFECT VACALDE1 20081125  
RECOMMND THARMON 20061215  
DRAFT THARMON 20061215  
PP22286

BS-Grade. 8                                    0010-BS-Grade-USE - SLOPE STABL'TY ANLYS

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1 (horizontal to vertical)- unless addressed in a previous



## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 8                                    0010-BS-Grade-USE - SLOPE STABL'TY ANLYS (cont.)  
report. Fill slopes shall not be steeper than 2:1  
(horizontal to vertical).

Comments: INEFFECT VACALDE1 20081125  
RECOMMND THARMON 20061215  
DRAFT THARMON 20061215  
PP22286

BS-Grade. 9                                    0010-BS-Grade-USE-G2.3SLOPE EROS CL PLAN

Erosion control - landscape plans, required for  
manufactured slopes greater than 3 feet in vertical height,  
are to be signed by a registered landscape architect and  
bonded per the requirements of Ordinance 457 (refer to  
dept. form 284-47).

Comments: INEFFECT VACALDE1 20081125  
RECOMMND THARMON 20061215  
DRAFT THARMON 20061215  
PP22286

BS-Grade. 10                                    0010-BS-Grade-USE-G2.7DRNAGE DESIGN Q100

All grading and drainage shall be designed in accordance  
with Riverside County Flood Control & Water Conservation  
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.

Additionally, the Building and Safety Department's  
conditional approval of this application includes an  
expectation that the conceptual grading plan reviewed and  
approved for it complies or can comply with any WQMP (water  
Quality Management Plan) required by Riverside County Flood  
Control & Water Conservation District.

Comments: INEFFECT VACALDE1 20081125  
RECOMMND THARMON 20061215  
DRAFT THARMON 20061215  
PP22286

### Fire

Fire. 1    0010-Fire-USE-#84-TANK PERMITS

Applies for the use of external fuel tanks as required by  
the California Fire Code.

















## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      0010-Planning-All-USE - HOLD HARMLESS (cont.)

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP22286. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/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.

Comments: INEFFECT VACALDE1 20081125  
RECOMMND JEQUINA 20080116  
DRAFT JEQUINA 20080115  
PP22286

Planning-All. 3                      0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for a Verizon Wireless telecommunications facility disguised as a 50' high monopine (55' high with tree foliage). The project will also include twelve (12) antenna panels mounted onto 3 sectors and located 45' high above grade level, a 184 square foot equipment shelter, and a 40 square foot generator pad within a 900 square foot lease area enclosed by a wrought iron fence.

Comments: INEFFECT VACALDE1 20081125  
RECOMMND KHESTERL 20080912  
DRAFT KHESTERL 20080912  
RECOMMND KHESTERL 20080822  
DRAFT KHESTERL 20080822  
RECOMMND JEQUINA 20080623  
DRAFT JEQUINA 20080623  
RECOMMND JEQUINA 20080116  
DRAFT JEQUINA 20080115  
PP22286

### Transportation

Transportation. 1                      0010-Transportation-USE - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                    0010-Transportation-USE - STD INTRO 3(ORD 460/461)  
(cont.)

referenced tentative exhibit, the landowner 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 exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. 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: INEFFECT VACALDE1 20081125  
RECOMMND REGRAMLI 20061220  
DRAFT REGRAMLI 20061212  
PP22286

Transportation. 2                    0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Comments: INEFFECT VACALDE1 20081125  
RECOMMND REGRAMLI 20061220  
DRAFT REGRAMLI 20061212  
PP22286

Plan: PP22286E01

Parcel: 636191018

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE 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. 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 will be required.

060 - BS-Grade. 2                      0060-BS-Grade-USE-G1.4 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 (916) 341-5455.

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.

060 - BS-Grade. 3                      0060-BS-Grade-USE-G2.1 GRADING BONDS                      Not Satisfied

Grading in excess of 199 cubic yards will require 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. 4                      0060-BS-Grade-USE-G2.14OFFSITE 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

Plan: PP22286E01

Parcel: 636191018

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4                      0060-BS-Grade-USE-G2.14OFFSITE GDG ONUS (cont.)                      Not Satisfied  
necessary to perform the grading herein proposed.

060 - BS-Grade. 5                      0060-BS-Grade-USE-G2.4GEOTECH/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. 6                      0060-BS-Grade-USE-G2.7DRNAGE DESIGN Q100                      Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

Planning

060 - Planning. 1                      0060-Planning-USE - GRADING PLANS                      Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road

Plan: PP22286E01

Parcel: 636191018

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-USE - GRADING PLANS (cont.)                      Not Satisfied  
right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2                      0060-Planning-USE - IF HUMAN REMAINS FOUND                      Not Satisfied

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination as to the type of bone and whether it is of prehistoric origin. If the remains are determined to be prehistoric human remains, the Native American Heritage Commission shall be notified by the coroner and treatment pursuant to Public Resources Code Section 5097.98(a) shall take effect. The Native American Heritage Commission shall notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery within 48 hours and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner and a Native American Tribal representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. A County representative shall facilitate all meetings to assure compliance with all State and local laws.

060 - Planning. 3                      0060-Planning-USE- SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 15.96 square feet in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In

Plan: PP22286E01

Parcel: 636191018

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      0060-Planning-USE- SKR FEE CONDITION (cont.)                      Not Satisfied  
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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE SITE EVALUATION REQUIRED                      Not Satisfied

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Site evaluation need not take place if the applicant obtains a grading permit.

080 - BS-Grade. 2                      0080-BS-Grade-USE\* -G3.1NO B/PMT W/O G/PMT                      Not Satisfied

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

Planning

080 - Planning. 1                      0080-Planning-USE - ELEVATIONS & MATERIALS                      Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT B, dated 1/16/08.

Transportation



Plan: PP22286E01

Parcel: 636191018

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1            0080-Transportation-USE - CALTRANS ENCRCHMNT PRM1    Not Satisfied

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

080 - Transportation. 2            0080-Transportation-USE - EVIDENCE/LEGAL ACCESS            Not Satisfied

Provide evidence of legal access.

080 - Transportation. 3            0080-Transportation-USE - TUMF            Not Satisfied

Prior to the issuance of a building 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. 673.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1            0090-E Health-USE - HAZMAT BUS PLAN            Not Satisfied

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

090 - E Health. 2            0090-E Health-USE - HAZMAT CONTACT            Not Satisfied

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

090 - E Health. 3            0090-E Health-USE - HAZMAT REVIEW            Not Satisfied

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

Fire

090 - Fire. 1            0090-Fire-USE-#27-EXTINGUISHERS            Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC inside the building and a 4A-40BC outside if a generator or fuel tanks are installed.

Planning

Plan: PP22286E01

Parcel: 636191018

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-USE - ORD NO. 659 (DIF)                      Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 22286 has been calculated to be 15.96 acres.

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

090 - Planning. 2                      0090-Planning-USE - SIGNAGE REQUIREMENT                      Not Satisfied

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

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

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing

Plan: PP22286E01

Parcel: 636191018

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-USE - SIGNAGE REQUIREMENT (cont.)                      Not Satisfied

facility, a additional sign, including the above described information shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 3                      0090-Planning-USE - UTILITIES UNDERGROUND                      Not Satisfied

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

090 - Planning. 4                      0090-Planning-USE- MONOPINE CELL TOWER                      Not Satisfied

The proposed celltower shall be disguised as a pine tree, therefore the tower shall include the following design requirements:

- 1) The tower pole shall be colored dark brown to resemble the trunk of a pine tree.
- 2) The pine tree shall have tree top foliage that shall extend five feet over the antenna arrays creating an overall height of 55'high.
- 3) Antennas shall be colored dark green and shall be covered with leave foliage.
- 4) Tree branches shall extend as far as the antennas to prevent the antennas from protruding.

090 - Planning. 5                      0090-Planning-USE- SKR FEE CONDITION                      Not Satisfied

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

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

Plan: PP22286E01

Parcel: 636191018

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      0090-Planning-USE- SKR FEE CONDITION (cont.)                      Not Satisfied  
anticipated to be 15.96 acres in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6                      0090-Planning-USE- WALL & FENCE LOCATIONS                      Not Satisfied  
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A and B.

090 - Planning. 7                      0090-Planning-USE- WROUGHT IRON FENCE REQ.                      Not Satisfied  
A six (6) foot high wrought iron fence shall be constructed along the perimeter of the lease area. The required fence shall be subject to the approval of the Building and Safety Department.

Transportation

090 - Transportation. 1                      0090-Transportation-USE - UTILITY PLAN CELL TOWER                      Not Satisfied  
Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site 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. A disposition note describing the above shall be reflected on the site plan. 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.

090 - Transportation. 2                      0090-Transportation-USE-UTILITY INSTALL CELL TOWER                      Not Satisfied  
Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.  
  
A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

3.1

March 20, 2019

**RE: Planning Commission Memo – Agenda Item 3.1**

Agenda Item 3.1, Plot Plan No. 26294, is being requested by the applicant to be withdrawn.

**DESCRIPTION:**

Plot Plan No. 26294 is a request for the construction of a 70-foot tall Verizon Wireless communication tower, disguised as a mono-pine, with a 500 square-foot equipment enclosure, to house supporting equipment and a backup generator. In addition, Verizon Wireless proposes to install twelve (12) 8-foot tall panel antennas, one (1) 4-foot tall microwave antenna, eighteen (18) RRU's, three (3) raycaps, two (2) MCE equipment cabinets, one (1) 54-gallon diesel standby generator, one (1) GPS antenna, and a 6-foot tall decorative block wall enclosure.

**BACKGROUND:**

This project was initially heard at the Director's Hearing on December 10, 2018, as Agenda Item No. 3.1. Staff provided a report and the hearing officer took public testimony, both in favor and opposition of the project. The applicant's representatives and local residents from the community in which the project is located in both were given the opportunity to speak at the Director's Hearing. At the closing of public testimony, the hearing officer approved the project, based upon the facts, findings, and conclusions stated in the staff report.

The project's Notice of Decision was sent out to all interested parties on December 13, 2018. The 10-day project appeal period initiated on December 13, 2018 and closed on December 23, 2018. The County received an appeal application from Shawn Lathrom ("Appellant") on December 20, 2018, prior to the appeal period closure.

The project was heard at the January 30, 2019 Planning Commission, where it was recommended for continuance to February 20, 2019. During the February 20, 2019 Planning Commission, public testimony was taken both for and in opposition to the project. The Planning Commission concluded the hearing by continuing the project to March 20, 2019. During this time, the applicant submitted a request to withdraw the project. Due to the withdraw request, staff is now recommending the following actions:

**Staff Recommendations:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

1. Accept the Withdrawal of Plot Plan No. 26294 based on the letter submitted by Verizon, attached; and
2. Find the appeal of the Director Hearing's decision of approval for Plot Plan No. 26294 moot because the Planning Commission has accepted the withdrawal of the permit application, and therefore, there is no longer an active permit application to be considered by the Planning Commission.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, P.E., Assistant TLMA Director

  
\_\_\_\_\_  
John Hildebrand, *Administrative Services Manager*



March 12, 2019

Riverside County Planning Commission  
c/o Elizabeth Sarabia, TLMA Commission Secretary  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502

Via USPS 1<sup>st</sup> Class and  
electronic mail, [esarabia@rivco.org](mailto:esarabia@rivco.org)

RE: Application: Plot Plan No. 26294; Unmanned and Disguised Wireless  
Telecommunications Facility (Wonderland)  
Applicant: Verizon Wireless  
Address: 47085 Twin Pines Road, Banning, California

Honorable Chair Guillermo "Bill" Sanchez and Planning Commissioners:

Please accept this correspondence in connection with the above-referenced application. Verizon Wireless works hard to provide network coverage and capacity to our neighbors and residents throughout the Twin Pines/Banning area. We are continuously reevaluating our construction plans to ensure we maximize those efforts. Consistent with that effort, Verizon Wireless is prioritizing its investments in other parts of Riverside County and will not move forward with plans on the Wonderland project at this time.

Very truly yours,

Irene Hukkelhoven  
Sr. Manager Network Engineering, Real Estate  
Verizon Wireless

cc: Gabriel Villolobos, Riverside County Planning (via email: [gvillalo@rivco.org](mailto:gvillalo@rivco.org))  
Mickey Valdivia, Leg. Asst. to Supervisor Jeff Hewitt (Dist. 5) (via email: [mivaldivia@rivco.org](mailto:mivaldivia@rivco.org))





**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.1

**Planning Commission Hearing: March 20, 2019**

**PROPOSED PROJECT**

**Case Number(s):** Change of Zone No. 7937,  
Tentative Tract Map No. 37294,  
Plot Plan No. 26249

---

**EA No.:** 43021

---

**Area Plan:** Southwest

---

**Zoning Area/District:** Rancho California Area

---

**Supervisory District:** Third District

---


**Project Planner:** Dionne Harris

---

**Project APN(s):** 480-100-009, 480-100-075 and  
480-100-076

**Applicant(s):** Newland Homes c/o  
Andrea Arcilla

**Representative(s):** Proactive  
Engineering




---

Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**CHANGE OF ZONE NO. 7937** is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4);

**TENTATIVE TRACT MAP NO. 37294** is a proposal for a Schedule "A" subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 square feet, and also include one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres.

**PLOT PLAN NO. 26249** is a proposal for a development with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.

The location of the project is North of Los Alamos Road, South of De Caron Street, East of Suzi Reid Way and West of Briggs Road, and is located within the Highway 79 Policy Area of the Southwest Area Plan.

The above is referred to as the project hereinafter.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43021**, 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 CHANGE OF ZONE NO. 7937** to change the project site's zoning classification from Rural Residential (R-R) to Planned Residential (R-4) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 37294**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 7937; and,

**APPROVE PLOT PLAN NO. 26294**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 7937.

<b>PROJECT DATA</b>
---------------------

**Land Use and Zoning:**

Existing General Plan Foundation Component:	Community Development (CD) and Rural (R)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) and Rural Residential (RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) (2-5 du/ac)
East:	Medium Density Residential (MDR) (2-5 du/ac)
South:	Medium Density Residential (MDR) (2-5 du/ac)
West:	Rural Residential (RR) (5 Arce Minimum)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	One-Family Dwellings (R-1)
East:	Specific Plan (SP No. 312)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Single Family Residences, Vacant
Surrounding Uses	
North:	Single Family Residences
South:	Single Family Residences
East:	Single Family Residences

West: Single Family Residences

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	12.5 gross acres	N/A
Proposed Minimum Lot Size:	5,000 sq. ft.	3,500 sq. ft. minimum
Total Proposed Number of Lots:	48	N/A
Map Schedule:	"A"	

**Located Within:**

City's Sphere of Influence:	Yes – Murrieta
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes, partially within 100-year flood zone
Agricultural Preserve:	No
Liquefaction Area:	Low
Fault Zone:	No
Fire Zone:	Yes – Very High Fire Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Criteria Cell Number 5570 and 5572
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – French Valley
Area Drainage Plan:	Yes – Murrieta Creek – Warm Springs Valley ADP
Dam Inundation Area:	No

**PROJECT LOCATION MAP**



**Figure 1: Project Location Map for CZ7937, TR37294 and PP26249**

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background:**

On April 26, 2017, the proposed project's Change of Zone No. 7937 ("Change of Zone"), Tentative Tract Map No. 37294 ("Tentative Tract Map") and Plot Plan No. 26294 ("Plot Plan") were submitted to the County of Riverside.

Additionally, a Lot Line Adjustment application number (LLA180008) was submitted on February 28, 2018. The proposed Lot Line Adjustment project was to incorporate the lower southeastern 25 foot strip of the Parcel 480-100-076 into Parcel 480-100-009. The Lot Line Adjustment has been finalized and the present parcels included in this project are; 480-100-075 and 480-100-009.

### *Sphere of influence – City of Murrieta*

The project site is located within the City of Murrieta sphere of influence area and was submitted to the City for review on May 22, 2017. County staff received no comments from the City of Murrieta regarding this project.

### *AB 52 Tribal Consultation*

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 9, 2017. Consultation was requested by the Soboba Band of Luiseño Indians on May 24, 2017 and Pechanga Band of Luiseño Indians on June 6, 2017. The Rincon Band of Luiseno Indians and the Pala Band deferred to groups nearer to the project area. No response was received from the Quechan Band, the Ramona Band or the Colorado River Indian Tribes. There was no response from either Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, the Gabrieleño Band of Mission Indians Kizh Nation, and the Cahuilla Band of Indians Tribes.

A meeting was held with Pechanga on June 14, 2017 and January 26, 2018. Project documents and conditions of approval were also provided to the tribe. No specific tribal cultural resources were identified by the tribe. A meeting was held with Soboba on August 1, 2017 and project documents were also provided to the tribe. No tribal cultural resources were identified by the tribe. Consultation was concluded with the Agua Caliente Band of Cahuilla Indians on August 13, 2018. No tribal cultural resources are present within the project area. On August 6, 2018, conditions of approval were sent to Pechanga. On August 13, 2018, consultation was formally concluded with Soboba Band of Luiseño Indians and with Pechanga Band of Luiseño.

Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to significant cultural historic resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. An Archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). The project shall comply with the conditional of approval for unanticipated resources



*Airport Land Use Commission ("ALUC") (File No. ZAP1077FV17)*

Pursuant to the 2007 Riverside County Airport Land Use Compatibility Plan amended in 2011, staff for the Riverside County Airport Land Use Commission (ALUC) reviewed the proposed project. ALUC staff concluded that the proposed subdivision is consistent with French Valley Airport Land Use Compatibility Plan based on the following:

The project site is located approximately 1.25 miles north of the French Valley Airport, which is a county-owned public-use airport. The project site is located within compatibility zone D of the French Valley Airport Influence Area. Compatibility Zone D restricts residential densities to either below 0.2 dwelling units per acre or above 5.0 dwelling units per net acre. The project proposes 48 single family residences on 9.6 net acres, resulting in 5.0 dwelling units per net acre, consistent with the Compatibility Zone D criterion. Compatibility Zone D requires 10% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. Based on the project's size of 12.5 acres, the project is required to provide a minimum 1.26 acres of open area consistent with ALUC open area criteria. The project identifies a minimum 1.76 acres set aside for ALUC eligible open area located in Lot E in the southeast portion of the tract map.

The Riverside County Airport Land Use Commission has reviewed the proposed project and found it consistent with the facility's Master Plan (November 9, 2017). As a result, the project would not result in an inconsistency with the French Valley Airport Master Plan. No impact would occur.

The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1347 AMSL). At a distance of approximately 6,000 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,407 feet AMSL. The site elevation ranges from 1,335 feet to 1,365 feet AMSL. With a maximum building height of 30 feet, the top point elevation would be 1,395 feet. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) is not required.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 43021 identified potentially significant impacts in regards to Biology, Hazards & Hazardous Materials and Noise; however, with the incorporation of mitigation measures the impacts have been reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on February 6, 2019 to February 26, 2018, per State CEQA Section 15105.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Medium Density Residential (MDR). This land use designation allows for residential uses at densities between 2 and 5 dwelling units per

acre and the associated Tentative Tract Map proposes 3.84 dwelling units per acre. The proposed change of zone from Rural Residential (R-R) to Planned Residential (R-4) would allow generally for residential uses, in particular single-family residential uses that are within the 2 to 5 dwelling unit per acre range of the Medium Density Residential (MDR) land use designation. This proposed Planned Residential (R-4) zone is consistent with the subject site's General Plan Land Use Designation of Medium Density Residential (CD:MDR) because it allows for residential uses generally at densities between 2 to 5 dwelling units per acre.

2. The project site is currently zoned Rural Residential (R-R). The land use designation for the Project site Medium Density Residential (MDR), which encourages Single-family detached and attached residences with a density range of 2 to 5 units dwellings per acre, limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed. The R-4 zoning classification permits one family dwellings, and accessory uses or buildings normally incidental thereto. Therefore, the proposed change of zone from Rural Residential (R-R) to Planned Residential (R-4) will not result in an inconsistency in allowable uses or density. Uses permitted in the R-4 Zoning Classification are compatible with the encouraged uses in the Medium Density Residential (MDR) land use designation. The applicant is requesting a change of zone from R-R to R-4 to obtain consistency with the allowable land use designation and policy area.
3. The Project site is located within the Southwest Area Plan's Highway 79 Policy Area, which was created to address transportation infrastructure capacity within the policy area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. The project site is located in Community Development: Medium Density Residential – 2-5 dwellings units per acre this 9% reduction would require the proposed project to be limited to 39 dwelling units. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects. Certain Specific Plans and Tentative Tract Maps within the Highway 79 Policy Area have fully developed their residential component below the maximum allowed number of dwellings units allowed by the Specific Plan. County staff is maintaining a tracking sheet that identifies projects that have underdeveloped from what the General Plan and Highway 79 Policy Area would allow and has left excess capacity and a reduction in trips as well as identifying projects that have utilized this excess capacity for an up to date count on available capacity. At this time, the identified excess capacity in the policy area stands at 11 units, 9 of which would be utilized by this project.

**Change of Zone Findings:**

4. Change of Zone No. 7937 is a proposal to change the project site's Zoning Classification from Rural Residential (R-R) to Planned Residential (R-4). The R-4 zoning classification requires that it shall not be applied to any area containing less than 9 acres. The project site area is 12.5 gross acres. Pursuant to Ordinance No. 348, the R-4 zoning classification also requires a minimum lot size of 3,500 square feet. The project's lot sizes will range in size from 5,017 to 7,998 square feet, which is compatible with the surrounding development pattern in the project vicinity. Therefore, the change of zone is consistent with the R-4 zoning classification.

**Tentative Tract Map Findings**

5. Before any structure is erected or use established in the R-4 Zone, there shall be a subdivision map conforming to the standards and conditions of Ordinance No. 460 recorded and a development plan approved by the County. Tentative Tract Map No. 37294, is a proposal to subdivide 12.5 gross acres into 48 single-family residential lots. The findings required to approve a Tentative Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:
- a) The design of the tentative tract map is consistent with the County's General Plan. The General Plan Principle IV.A.1, states 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. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting community with the open space recreational areas and connecting to adjacent communities parks. This project is not located in a Specific Plan.
  - b) The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and within current drainage areas and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of residential land use designations within the immediate area.
  - c) The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
  - d) The design of the proposed land division or 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, project design will ensure there will be no conflict with providing accessibility. The design of the tentative tract map incorporates the expansion and realignment of Clinton Keith Road which will extend to six lanes along lots 45-48 and lot 52 of the tentative tract map. The realignment of this road will not affect the riparian habitat areas and that remain within the limits of the floodplain of lot E and remain undeveloped. The design of the subdivision and realignment of Clinton Keith Road will not substantially alter access previously utilized by the surrounding properties or the public at large.



5. The land division is located within a High Fire Hazard Area; however, emergency vehicle access is available to the project site from Los Alamos Road and De Caron Street. Fire Department conditions of approval, such as location of driveway access, location of fire hydrants, blue dot reflectors, and turn arounds for driveways over 300' in length, will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault, there is no potential for liquefaction and is not located in a subsidence area. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Ordinance No. 460 for a Schedule "A" Map.
  - a. Streets. Streets are proposed as shown on the Tentative Map. Condition of Approval. TRANS., states that Los Alamos Road along project boundary is a County maintained road 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 and 6" AC Dike or better (project side) and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 45' part-width (30' on project side and 15' on the other side of centerline) dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461. In order to secure adequate sight distance at the intersection of Los Alamos Road and Emergency Vehicle Access (EVA) NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.
  - b. Domestic Water. Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16. Based on a letter from the Eastern Municipal Water District (EMWD) dated May 30, 2017. Eastern Municipal Water District (EMWD) is willing to provide water and sewer service to the subject project. Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Advisory Notification Document (AND) 15. E. HEALTH, states that it is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. The report met the requirement for the preliminary investigation of the feasibility of the soils for the use on an Onsite Wastewater Treatment System (OWTS); any existing wells and/or existing onsite wastewater treatment systems (OWTS) shall be properly removed and/or destroyed under permit with DEH. There is an existing well located on proposed lot 36.
  - c. Sewage Disposal. Sewer service will be supplied by the Eastern Municipal Water District. Advisory Notification Document, 15. E. HEALTH., states the current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project.
  - d. Fences/Walls. The project will install a minimum 6 foot high block wall along the certain locations to attenuate noise and view fences where residential lots are adjacent to open space areas.
  - e. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, and cable television service with lines placed underground.

**Development Standards Findings:**

7. The proposed residential lots comply with the development standards for the Planned Development (R-4) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically: Section 8.93 as detailed below
- a. The development standards for Planned Development (R-4) zoning classification allows a minimum lot size of 3,500 square feet. The project complies with this lot standard because the minimum lot size for the project site is 5,000 square feet.
  - b. The lots as shown on the Tentative Map are consistent with the development standards provided in Ordinance No. 348 for the Planned Residential (R-4) zoning classification. The project site's proposed Zoning Classification of Planned Residential (R-4), 3,500 square foot lot minimum requires a minimum lot width of 40 feet and depth of 80 feet. As, shown on the Tentative Tract Map exhibit each of the proposed 48 lots meet the required width, depth and lot size required in the R-4 zoning classification.
  - c. The development standards for the Planned Development (R-4) zoning classification require a minimum lot width of 40 feet, pursuant to Ordinance No. 348 Section 8.93 or 35 feet if located on a knuckle or cul-de-sac, pursuant to Ordinance No. 460 Section 3.8.I. The proposed residential lots comply with the minimum width requirements of the Planned Development (R-4) zoning classification because the minimum width for a residential lot is 40 feet and 35 feet if within a knuckle or cul-de-sac.
  - d. The minimum yard requirement. The front yard setback should not be less 20 feet. The side yard shall not be less than 5 feet. The side yard on the corner and the reversed corner lots shall be not less than 10 feet from the existing right-of-way or from any future right-of-way. The rear shall not be less than 10 feet. There should not be structural encroachments in the front, side and rear yard setback. The proposed project is consistent with the minimum setback requirements of the R-4 zone shown on site plan, Exhibit A.
  - e. The proposed residential lot subdivision is consistent with the Schedule "A" map requirements of Ordinance No. 460 Section 10.5, and with other applicable provisions of Ordinance No. 460, such as, street improvements, domestic water supply and distribution system, sewage disposal, fire hydrants/protection, fencing, and electrical and communications facility.
  - f. The proposed residential lot subdivision is consistent with the Schedule "A" map requirements of Ordinance No. 460 Section 10.13, and with other applicable provisions of Ordinance No. 460, such as, street improvement plans, domestic water, fire protection facilities, and electrical and communication facilities.

**Additional Findings:**

8. The project site is located within a Criteria Cell Group Z, Cell 5570 and Cell 5572 of the Multi-Species Habitat Conservation Plan. The project site is on the easterly edge of Cell Group Z, whereas the conservation goals call for conservation on the westerly side. The project site is disturbed, lacks habitat other than a riparian/riverine area that will be preserved as part of the project and is mostly surrounded by developed permanent improvements and residences. The project site lacks a physical connection to an existing MSHCP conservation area. The project site would not contribute or further impede the

conservation goals for Cell Group Z, or cause fragmentation issues. The project area contains approximately 0.56 acres of ephemeral riparian wetland that is considered a riparian/riverine area per Section 6.1.2 of the Western Riverside MSHCP. This area, as described in the Project Description, would be not be disturbed by the project and is included in Lot E that would be open space. As described by the MSHCP Consistency Analysis, the portions of the project site within Cell Group Z do not contain the chaparral, coastal sage scrub, grassland, riparian scrub, woodland, or forest habitat described for conservation in the Cell Group, and are therefore, not described for conservation in the MSHCP.

9. 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.
10. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

11. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. 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. As designated, the Riverside County Assistant Fire Marshall shall 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. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

All necessary roadway infrastructure exists and the project site is located adjacent to Briggs Road and Los Alamos Road. Adequate accessibility to the Project site will be available for all emergency service vehicles.

The project will provide for fire hydrants with adequate spacing at 600 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. AND.FIRE. #52-Com/Res Hydrant, requires that the placement of fire hydrants located one at each street intersection and spaced no more than 600 feet apart in any direction with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 1 hour duration at 20 PSI. Condition of Approval. FIRE. #15-Potential Fire Flow, requires that the developer submit water system plans, showing the hydrant type, location, spacing and fire flow. With the conditions of approvals the requirements of Ordinance No. 460 10. 8. C., as it pertains to fire protection has been met.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site on February 6, 2019 to February 26, 2019. As of the writing of this report, Planning Staff has not received written communication/phone calls from 600 who indicated support/opposition to the proposed project.

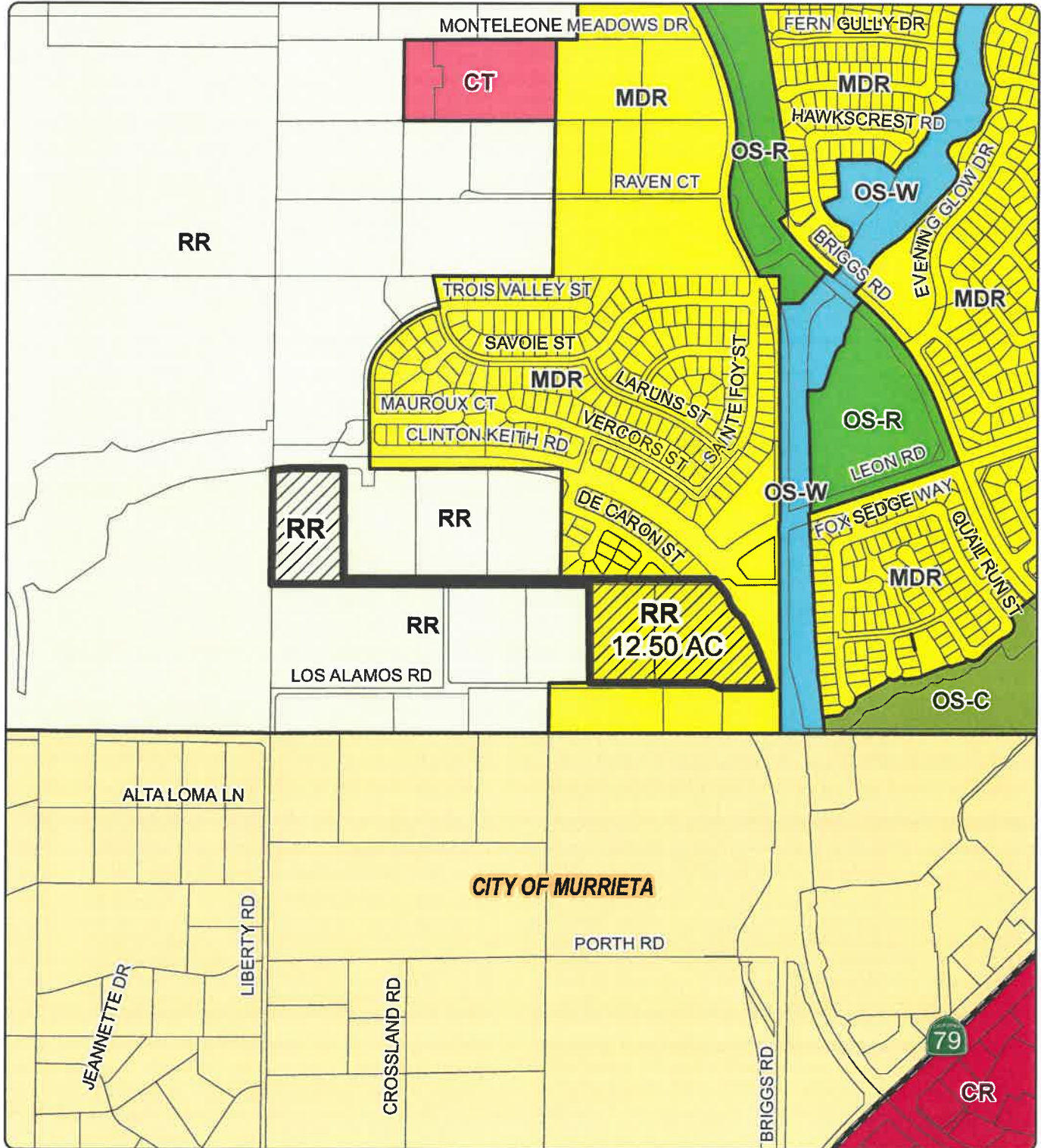
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07937 TR37294

EXISTING GENERAL PLAN

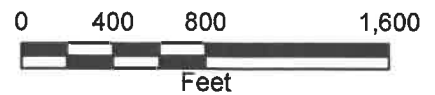
Supervisor: Washington  
District 3

Date Drawn: 11/08/2018  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



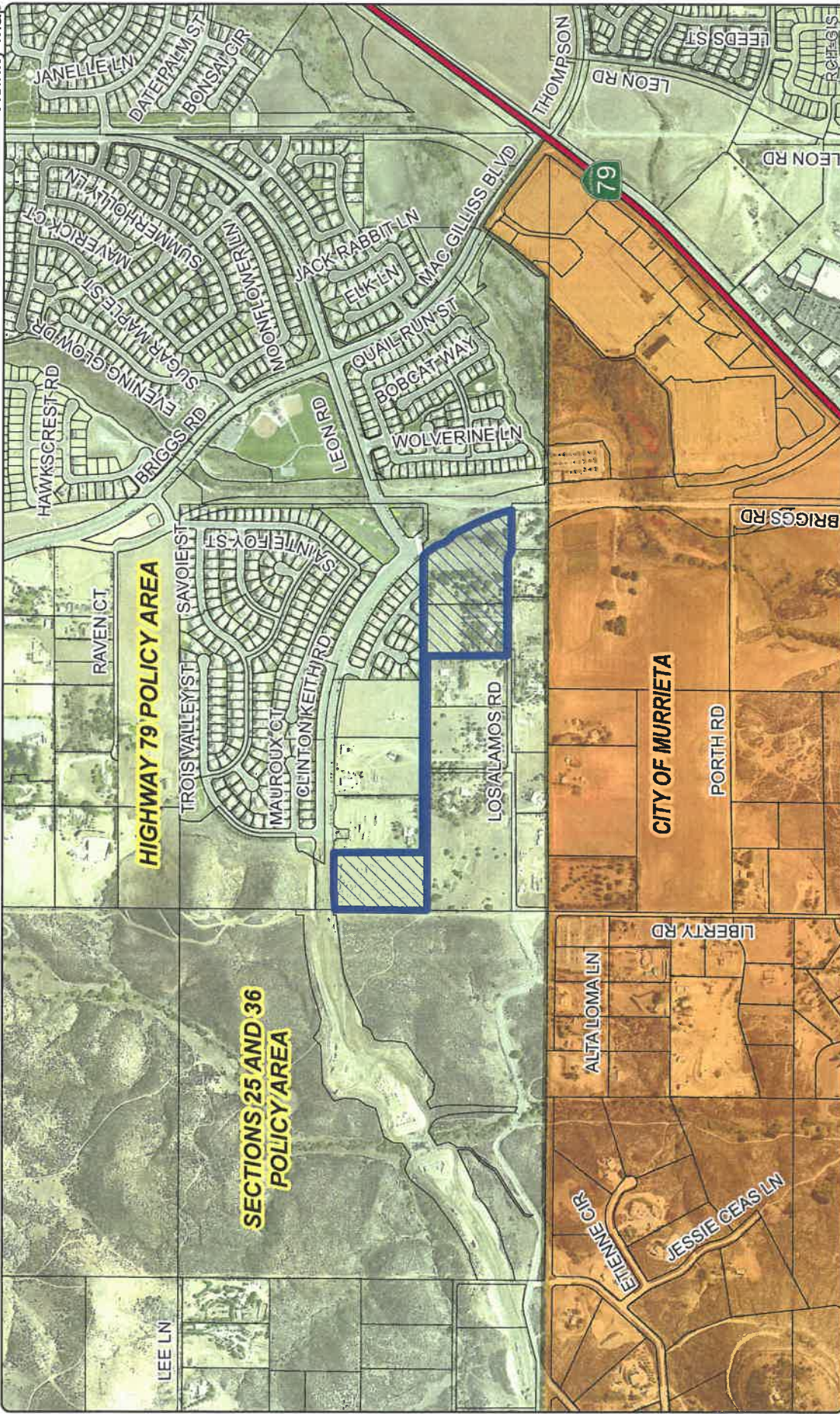
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07937 TR37294**  
**VICINITY/POLICY AREAS**

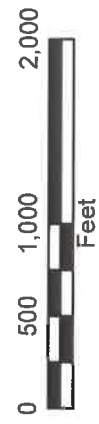
Supervisor: Washington  
 District 3

Date Drawn: 11/08/2018  
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing one land use designations for unincorporated Riverside County. The County of Riverside is not responsible for any information published for other planning entities. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)633-8277 (Eastern County) or Website: <http://www.co.riverside.ca.us>



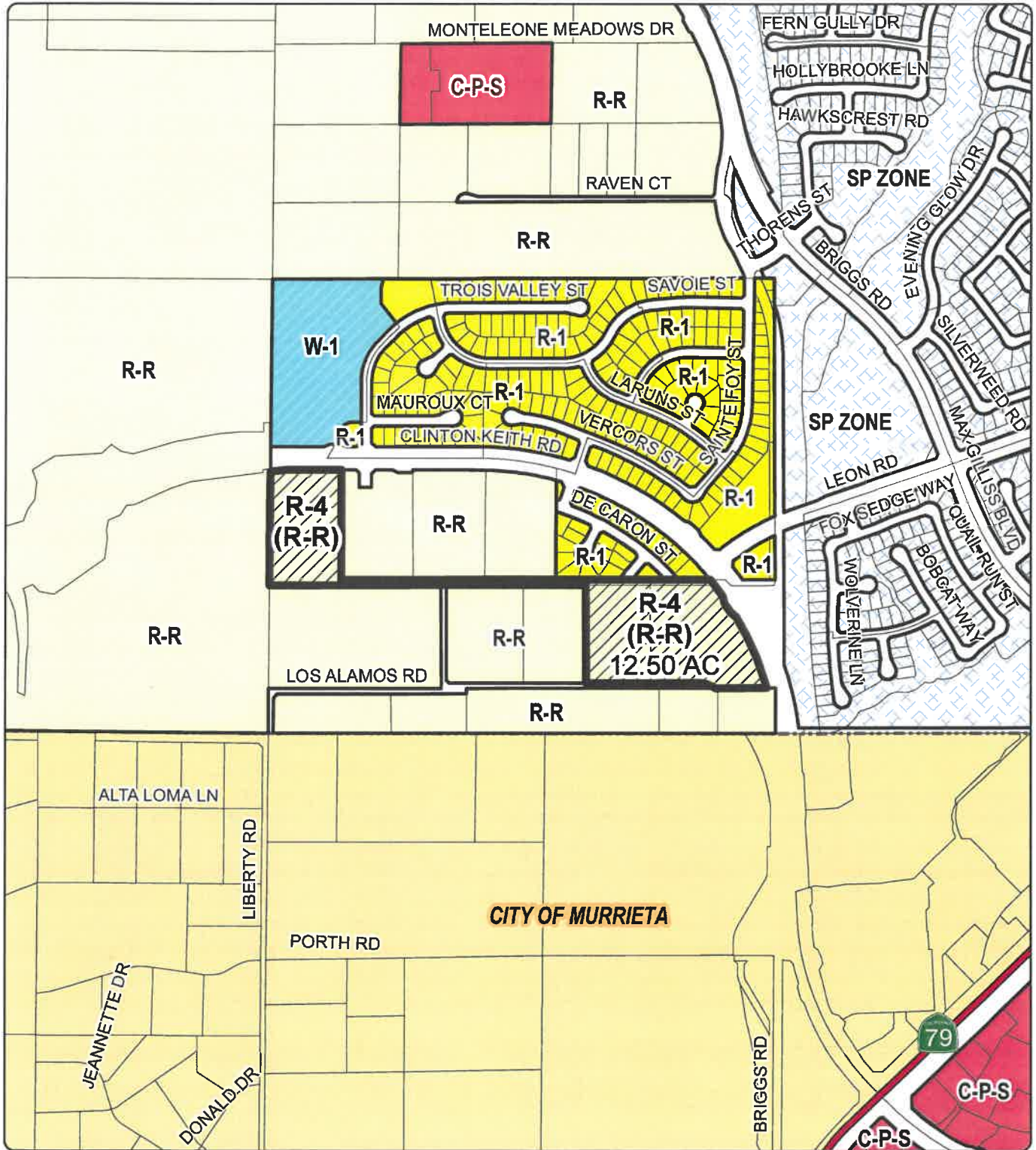
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07937 TR37294

### PROPOSED ZONING

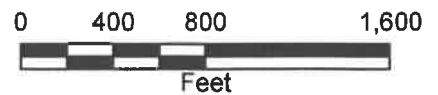
Supervisor: Washington  
District 3

Date Drawn: 11/08/2018  
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



















**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

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

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: TR37294, CZ07934, PP26249/EA43021

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

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

**COMPLETED/REVIEWED BY:**

By: Dionne Harris Title: Project Planner Date: February 13, 2019

Applicant/Project Sponsor: Andrea Arcilla Date Submitted: February 26, 2018

**ADOPTED BY:** Planning Director

Person Verifying Adoption: Dionne Harris Date: February 15, 2019

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

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

For additional information, please contact Dionne Harris at 951-955-6836.

Please charge deposit fee case#: ZEA43021 ZCFG6391

**FOR COUNTY CLERK'S USE ONLY**

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

**Environmental Assessment (E.A.) Number:** EA 43021

**Project Case Type (s) and Number(s):** TR37294, CZ07937, PP26249

**Lead Agency Name:** Riverside County Planning Department

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

**Contact Person:** Dionne Harris, Project Planner

**Telephone Number:** 951-955-6836

**Applicant's Name:** Newland Homes LLC

**Applicant's Address:** 500 Newport Center Drive, Suite 570 Newport Beach, CA 92660

### I. PROJECT INFORMATION

#### Project Description:

Change of Zone No. 7937 is a proposal to amend the zoning classification for the subject property from Rural Residential (R-R) to Planned Residential (R-4).

Tentative Tract Map No. 37294 is a proposal for a Schedule "A" subdivision to divide a 12.5 gross acre area into 48 single-family residential parcels and include one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The proposed parcels range in size from 5,017 to 7,998 square feet.

Plot Plan No. 26249 is a proposal for final site design development with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.

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

**B. Total Project Area:** 3 parcels containing 12.5 acres

<b>Residential Acres:</b> 12.5	<b>Lots:</b> 52	<b>Units:</b> 48	<b>Projected No. of Residents:</b> 152
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 480-100-009, 480-100-075 and a portion of 480-100-076

**Street References:** Northwest corner of Los Alamos Road and Briggs Road.

**D. Section, Township & Range Description or reference/attach a Legal Description:** Section 31, Township 6 South, Range 2 West.

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The 12.5-acre project site is located within the French Valley Airport Influence Area of unincorporated Riverside County, west of Highway 79 at the southwest corner of the planned extension to Clinton Keith Road and Leon Road. The site is also west of Briggs Road and north of Los Alamos Road. The site is approximately 2.5 miles east of Interstate 215 at Clinton Keith Road.

The majority of the site is undeveloped; however, the southwestern portion of the site is occupied by remnants of buildings and associated improvements such as concrete pads, fencing, utility lines, etc.; an existing single-family residence and a barn structure located near Los Alamos Road. In addition, the south/southwestern 4.7-acre portion of the site contains rows of olive trees.

The southern and western borders of the site consist of low wire fencing used to separate the site from Los Alamos Road to the south and the property to the east. The northern site boundary consists of a combination

of black metal bar fencing and cinderblock walls. The existing vehicle access to the site is provided by a dirt road from Los Alamos Road near the single-family residence and the barn structure.

Elevations of the site range from approximately 1,326 feet near the southeast corner of the site to approximately 1,372 feet on the southwest side of the site. In general, the western portion of the site slopes towards the east while the eastern portion slopes to the south/southeast. The site consists of relatively flat and gently sloping terrain with some hummocky mounds in the southeast portion of the site. In addition, the site contains one drainage feature that flows from north to south across the easternmost portion of the site.

The site is surrounded by existing single-family residential development to the north; light industrial uses to the west; undeveloped land to the east, followed by Briggs Road; and Los Alamos Road to the south. Also, as mentioned previously, the site is located at the southwest corner of the planned extension to Clinton Keith Road at Leon Road. The Clinton Keith Road extension project near the site is currently in the design stage and would be implemented after the proposed project completes construction in 2020. The roadway extension project would comply with all applicable regulations during its implementation, including those related to the existing drainage feature that flows from north to south from the roadway extension project area past the proposed project site.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the existing Riverside County General Plan land use designation of Medium Density Residential (MDR) and would implement the General Plan uses for the site. The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project includes 3.5 acres of dedicated open space that would support the General Plan Multipurpose Open Space Policies.
4. **Safety:** The proposed project is not located within a Federal Emergency Management Agency (FEMA) flood zone, fault zone, or area with high landslide, mudslide, or liquefaction potential. The project site is identified by the CalFire Riverside County (West) Fire Hazard Map as being within a very high fire hazard area. Since the project site is located within a partially developed area, the project would be required to comply with California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, which provides requirements to reduce the potential of fires to a less than significant impact. In addition, to control 100-year storm water and potential dam inundation flows the project includes a riser spillway and a 14-foot wide catch basin and the proposed building pads are above the 100-year storm water surface elevation, which would put them above potential dam inundation flows. Therefore, the project would not expose people or structures to significant risks related to flooding. The proposed project has also allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Mitigation to reduce construction noise and vibration effects at nearby residences has been included to reduce impacts to a less than significant level. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project provides 48 single-family residences and does not result in adverse impacts to housing.

- 7. **Air Quality:** Compliance with AQMD Rules would ensure that the proposed project would not result in emissions that exceed criteria pollutant thresholds. In addition, the project is compliant with all applicable Air Quality Element policies.
- 8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element of the General Plan.

**B. General Plan Area Plan(s):** Southwest Area Plan

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Medium Density Residential (MDR)

- 1. **Overlay(s), if any:** No General Plan Overlay Area

**E. Policy Area(s), if any:** Highway 79 Policy Area

**F. Adjacent and Surrounding:**

- 1. **Area Plan(s):** Southwest Area Plan
- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):**  
  - North:** Medium Density Residential (MDR)
  - South:** Medium Density Residential (MDR)
  - East:** Medium Density Residential (MDR)
  - West:** Rural Residential (RR)
- 4. **Overlay(s), if any:** No General Plan Overlay Area
- 5. **Policy Area(s), if any:** Highway 79 Policy Area

**G. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** No Specific Plan
- 2. **Specific Plan Planning Area, and Policies, if any:** None

**H. Existing Zoning:** R-R (Rural Residential)

**I. Proposed Zoning, if any:** R-4 (Planned Residential)

**J. Adjacent and Surrounding Zoning:**

- North:** R-1 (One Family Dwellings)
- South:** R-R (Rural Residential)
- East:** Specific Plan (SP - SP312 – French Valley), R-R (Rural Residential)
- West:** R-R (Rural Residential)

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hydrology / Water Quality            | <input type="checkbox"/> Transportation / Traffic    |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input type="checkbox"/> Land Use / Planning                  | <input type="checkbox"/> Tribal Cultural Resources   |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Noise                     | <input type="checkbox"/> Other:                      |
| <input type="checkbox"/> Cultural Resources              | <input checked="" type="checkbox"/> Paleontological Resources |  |



- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials

- Population / Housing
- Public Services
- Recreation

- Mandatory Findings of Significance

#### IV. DETERMINATION

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Dionne Harris Project Planner  
Printed Name

For Charissa Leach P.E., Assistant TLMA Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan and Ordinance No.460 (Regulating the Division of Land), No. 655 (Regulating Light Pollution); Riverside County General Plan Figure C-8 "Scenic Highways"; California Scenic Highway Mapping System (Caltrans 2018). Accessible at: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/).

**a) Have a substantial effect upon a scenic highway corridor within which it is located?**

**No Impact.** The project site is not located along an officially designated scenic highway corridor. The closest Eligible State Scenic Highway – Not Officially Designated is Interstate 15 at its interchange with Interstate 215, which is located approximately 4.7 miles southwest of the project site and is not visible from the project site.

In addition, General Plan Figure C-8 shows that the project site is not located within the vicinity of a County designated Scenic Highway. The closest County Eligible Scenic Highways is Interstate 215 at Clinton Keith Road, which is approximately 2.7 miles west of the site. The project site is also not visible from Interstate 215. Due to the distance from these scenic highways, development of the project would not result in impacts upon a scenic highway corridor. Therefore, no impact would occur.

**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?**

**Less than Significant.** The Southwest Area Plan of the General Plan states that slopes and ridgelines in the area provides scenic vistas. Views from the Clinton Keith Road, Leon Road, and Briggs Road that are adjacent to the project site, consist of forefront views of single-family residential development and backdrop views of hillsides. Views along Los Alamos Road (on the south side of the project site) consist of rural residential development, electrical transmission lines, with backdrop views of hillsides.

The project site contains remnants of buildings and associated improvements such as concrete pads, fencing, utility lines, etc.; an existing single-family residence and a barn structure located near Los Alamos Road; and the

south/southwestern 4.7-acre portion of the site contains rows of olive trees. The project site does not contain any unique or landmark features.

The proposed project would change the visual character of the project area from vacant/rural residential with rows of trees to a tract of single-family residential uses that would be consistent with views of the existing single-family residential to the north, northwest, and east of the site. In addition, the project has incorporated various design features that are incorporated into 2 architectural styles: Spanish Colonial and Craftsman, which include: gabled tiled roofs, recessed windows, trellises, rafter tails, brackets, corbels, molding, columns, eaves, siding and stucco. The project would not result in the creation of an aesthetically offensive site. Additionally, after development of the project the existing backdrop views of hillsides from roadways, which are the public locations in the project vicinity, would continue to exist and would be similar to the views above and beyond the existing residential development to the north, northwest, and east of the project site.

In addition, landscaping would be installed pursuant to the County's landscape regulations along the roadways throughout the project site. As a result, the proposed project would result in a less than significant impact related to scenic resources and would not create an aesthetically offensive public view.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to scenic resources are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and Ordinance No. 655 (Regulating Light Pollution).

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

**Less than Significant.** The proposed project site is approximately 22.5 miles northwest of the Mt. Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed project is required to submit lighting plans for approval as part of the project permitting process as required by the County. Thus, through the County's development review process, as required by Riverside County Ordinance No. 655 (included as PPP AES-1), potential project interference with nighttime use of the Mt. Palomar Observatory would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to Mt. Palomar Observatory and relevant to the proposed project includes the following:

**PPP AES-1: County Ordinance No. 655: Regulating Light Pollution:** Ordinance No. 655 defines lighting sources, establishes the type and manner of installation and operation of lighting, and details lighting prohibitions. The intent of this ordinance is to restrict the permitted use of certain light fixtures emitting into the night sky.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

**Source:** Riverside County General Plan and Ordinance Nos. 460 (Regulating the Division of Land), 655 (Regulating Light Pollution), and No. 915 (Regulating Outdoor Lighting).

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

**Less than Significant.** The project site is undeveloped, with the exception of one home, and there is no other source of onsite nighttime lighting. Areas nearby the project site provide sources of nighttime lighting including: illumination from vehicle headlights along Leon Road, Briggs Road, and Los Alamos Road, and offsite interior illumination from light passing through windows of the nearby low-density residences. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed project would include installation of new lighting sources on the project site including exterior lighting for security on buildings exteriors; and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the project site, and would comply with County’s Ordinances Nos. 655, 460, and 915 (included as PPP AES-1 through PPP AES-3) that regulate outdoor residential lighting, street lighting, and ensures adequate shielding of illumination. With implementation of the standards provided by these County Ordinances, implementation of the project would not result in a substantial new source of light that could adversely affect views, and impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the proposed buildings would not be developed with reflective surfaces, would not include large areas of windows, and would be low density. In addition, County Ordinance Nos. 655, 460, and 915 (included as PPP AES-1 through PPP AES-3) regulates lighting to ensure that glare does not occur. Therefore, the proposed project would not generate substantial sources of glare, and impacts related to glare would be less than significant.

**b) Expose residential property to unacceptable light levels?**

**No Impact.** As described above, the project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded, and angled to focus on the project site, and away from residential uses. The proposed project would be required to submit lighting plans for approval as part of the project permitting process per Ordinances No. 460, 655, and 915 to ensure compliance with the Riverside County lighting requirements. This process would ensure that nearby residential properties are not exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would not occur.

Existing Plans, Programs, or Policies:

The mitigating plans, programs, or policies that are related to lighting and relevant to the proposed project includes the following:

**PPP AES-1: County Ordinance No. 655: Regulating Light Pollution:** listed previously in Response 2.

**PPP AES-2: County Ordinance No. 460: Light Standards.** Ordinance No. 460 provides standards for residential lighting, as well as lighting for highways, roadways, intersections and traffic signage, which regulates light pollution.

**PPP AES-3: County Ordinance No. 915: Regulating Outdoor Lighting:** Ordinance No. 915 provides minimum requirements for outdoor lighting in order to reduce light trespass, and to protect the health, property, and well-being of residents. The ordinance states that all outdoor luminaires in 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. In addition, it states that outdoor luminaires shall not blink, flash, or rotate (with exemptions).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>				
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: Riverside County General Plan Figure OS-2 "Agricultural Resources"; California Department of Conservation California Important Farmland Finder. Accessed: <https://maps.conservation.ca.gov/dlrp/ciff/>.

**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?**

**No Impact.** The proposed project site is not designated as prime, unique, farmland or farmland of statewide importance. Thus, the project would not result in an impact to those resources. However, the project site is identified by the California Department of Conservation as Farmland of Local Importance, which is defined as land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. The project site is surrounded by areas that are not identified as important farmlands. Areas to the south and west of the project site are designated as "other land" and areas to the north and east of the site are designated as "Rural Residential Land". In addition, the project site has an existing land use designation of Medium Density Residential and is zoned for Rural Residential land uses. Therefore, the County has determined

through the land use and zoning of the project site that it is not a land of importance to the local agricultural economy. Overall, the project would not convert prime, unique, or statewide important farmland; thus, impacts would not occur.

**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?**

**No Impact.** The proposed project site is zoned for Rural Residential uses. Thus, the proposed project would not conflict with the existing zoning, as intended for agricultural uses. In addition, the project site is currently not subject to a Williamson Act contract or Riverside County Agricultural Preserve. Impacts related to conflict with agricultural zoning, Williamson Act contract, or Riverside County Agricultural Preserve would not occur from implementation of the proposed project.

**c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?**

**No Impact.** The project is not within 300 feet of an agriculturally zoned area. Areas surrounding the project site have existing land use and zoning designations for residential uses. Therefore, impacts related to agriculturally zoned property within 300-feet of the project site would not occur.

**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?**

**No Impact.** As described in the previous responses, the project site and surrounding areas have land use and zoning designations for residential development and do not currently provide for farmland. Therefore, impacts related to other changes that could convert farmland to non-agricultural uses would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to agriculture are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas".

**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))?**

**No Impact.** The project site and surrounding areas have land use and zoning designations for residential development and do not currently provide for forest land or timberland. In addition, the County does not have any existing or proposed zoning of forest land, timberland or Timberland Production Zones within the County. Thus, no impacts would occur.

**b) Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** As described in the previous response, the project site is not located within an area that is identified as forest land or timberland. Thus, the project would not result in the loss of forest land or the conversion of forest land to non-forest use, and no impacts would occur.

**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?**

**No Impact.** As described in Response a), the project site is not located within an area that is identified as forest land or timberland. Thus, the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use, and no impacts would occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to forests are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality Study, prepared by M.S. Hatch, 2018 (AQ 2018), and included as Appendix A.

**a) Conflict with or obstruct implementation of the applicable air quality plan?**



**No Impact.** The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the SCAQMD. The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

As detailed further below, pollutant emissions from the proposed project would be less than the SCAQMD thresholds and would not result in a significant impact related to criteria pollutants. In addition, the project is designated for Medium Density Residential uses at 2-5 units per acre. The proposed 48 single-family residential project would be located on 12.5 acres, which would result in 3.84 units per acre and is consistent with the existing general plan land use designation. Therefore, implementation of the project would be consistent with the assumptions in the AQMP and would not conflict with or obstruct implementation of the AQMP.

**b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Less than Significant Impact.**

Regional Air Quality Thresholds

The analysis methodologies from the SCAQMD CEQA *Air Quality Handbook* are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

**Table AQ-1: SCAQMD Regional Air Quality Significance Thresholds**

Pollutant	Mass Daily Thresholds (lbs/day)	
	Construction	Operations
Oxides of Nitrogen (NO <sub>x</sub> )	100	55
Reactive Organic Gases (ROG)	75	55
Respirable Particulate Matter (PM <sub>10</sub> )	150	150
Fine Particulate Matter (PM <sub>2.5</sub> )	55	55
Oxides of Sulfur (SO <sub>x</sub> )	150	150
Carbon Monoxide (CO)	550	550
Lead <sup>a</sup>	3	3
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	

Source: AQ 2018.

Project construction activities would generate pollutant emissions from: (1) site preparation, grading, and excavation; (2) construction workers traveling to and from the site; (3) delivery and hauling of construction supplies to, and debris from, the site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. In addition, construction activities are anticipated to overlap occasionally throughout the construction period.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 (provided as PPP AQ-1) requirements that include, but are not limited to, applying water in sufficient quantities to prevent the

generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches. In addition, implementation of SCAQMD Rule 1113 (provided as PPP AQ-2) governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. Table AQ-2 shows that construction emissions generated by the project would not exceed SCAQMD regional thresholds, even during overlapping construction periods. Therefore, construction activities would result in a less than significant impact.

**Table AQ-2: Peak-Day Regional Construction Emissions (lbs/day)**

Construction Phase	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2019 Construction	5.06	62.54	35.80	0.09	10.72	6.72
2020 Construction	28.86	24.50	23.09	0.05	2.84	1.54
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
Exceed thresholds?	No	No	No	No	No	No

Source: AQ 2018.

**Operation.** Implementation of the project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational vehicle emissions. The Traffic Impact Analysis prepared for the project states that at full buildout the project would generate 453 average daily trips. As shown in Table AQ-3, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would be less than significant.

**Table AQ-3: Operational Emissions (lbs/day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	2.11	0.72	4.26	<0.01	0.08	0.08
Energy	0.04	0.37	0.16	<0.01	0.03	0.03
Mobile	1.21	6.03	16.16	0.05	3.37	0.95
<b>Total Emissions</b>	<b>3.37</b>	<b>7.12</b>	<b>20.58</b>	<b>0.06</b>	<b>3.48</b>	<b>1.06</b>
<b>SCAQMD Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
Exceed thresholds?	No	No	No	No	No	No

Source: AQ 2018.

**c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**Less than Significant Impact.** The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. SCAQMD's cumulative air quality impact methodology states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub>) that exceed the SCAQMD's daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As shown, in Tables AQ-2 and AQ-3, operation of the proposed project would not exceed SCAQMD's applicable thresholds. Therefore, impacts related to a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment would be less than significant.

**d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?**

**Less than Significant Impact.** SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most

stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 26, Temecula Valley.

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5-acres daily. The project is anticipated to have a disturbance of less than 5-acres daily. SCAQMD only provides LSTs at receptor distances of 82, 164, 328, 656, and 1,640 feet from the emissions source. The closest sensitive receptor is located within 82 feet of the project site. Thus, LSTs for a 5-acre site in SRA 26 (Temecula Valley) at a distance of 82 feet from a sensitive receiver identify the project's localized air quality impacts. As shown in Table AQ-4, project construction would not generate emissions in excess of the SCAQMD's localized significance thresholds. Thus, local impacts from criteria pollutants generated during construction would be less than significant.

**Table AQ-4: Maximum Daily Localized Construction Emissions (lbs/day)**

Construction Phase	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum LSTs	62.54	35.80	10.72	6.72
<b>SCAQMD LST Threshold</b>	<b>371</b>	<b>1,965</b>	<b>13</b>	<b>8</b>
Exceed thresholds?	No	No	No	No

Source: AQ 2018.

**CO Hotspots.** A CO hot spot is a localized concentration of CO that is above the state or national 1-hour or 8-hour CO ambient air standards. As described by the Air Quality Technical Report that was prepared for the project, the project would not result in a significant impact to local CO concentrations if it meets all of the below criteria:

- The affected intersection carries less than 31,600 vehicles per hour;
- The project does not contribute traffic to a tunnel, parking garage, bridge underpass, urban street canyon, below-grade roadway, or other location where horizontal or vertical mixing of air would be substantially limited; and
- The affected intersection, which includes a mix of vehicle types, is not anticipated to be substantially different from the County average, as identified by EMFAC or CalEEMod models.

The greatest traffic volume at the affected intersections is in the a.m. peak hour at the intersection of Clinton Keith Road and Le Grand Street during the a.m. peak hour (TIA 2018). This intersection is not located in a tunnel, urban canyon, or similar area that would limit the mixing of air, nor is the vehicle mix anticipated to be substantially different than the County average. The project would not result in a potential CO hot spot or exceedance of state or federal CO ambient air quality standards because the maximum traffic volume would be substantially less than the 31,600 vehicles per hour screening level; the congested intersection is located where mixing of air would not be limited; and the vehicle mix would not be uncommon. Thus, impacts related to CO hotspots would be less than significant

**Toxic Air Contaminants.** Construction activities would result in short-term, emissions of diesel exhaust from off-road, heavy-duty diesel equipment, which is identified by CARB as a Toxic Air Contaminant (TAC). According to the Office of Environmental Health Hazard Assessment, Health Risk Assessments (HRAs), which determine the exposure of sensitive receptors to TAC emissions, should be based on a 70-year exposure; however, such assessments should be limited to the period/duration of activities associated with the project.

Because construction of the project would be temporary, and the use of heavy-duty diesel equipment during construction would be intermittent, construction-related emissions from the proposed project would not expose sensitive receptors to substantial emissions of TACs. In addition, the residential uses that would occur from project operations would not generate substantial sources of TACs. Therefore, impacts would be less than significant.

**e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?**

**No Impact.** The project would develop residential uses, which are considered sensitive receptors. However, the project site is not located within one mile of an existing substantial point source emitter. Thus, impacts would not occur.

**f) Create objectionable odors affecting a substantial number of people?**

**No Impact.** According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed project would develop and operate residential uses, which would not involve the types of activities that would emit objectionable odors affecting a substantial number of people. In addition, odors generated by new and existing land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses, which is provided as PPP AQ-3. Overall, impacts related to odors affecting a substantial number of people would not occur from implementation of the project.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to air quality and relevant to the proposed project includes the following:

**PPP AQ-1: SCAQMD Rule 403 – Fugitive Dust:** The following measures shall be incorporated into construction plans and specifications as implementation of Rule 403 (4):

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

**PPP AQ-2: SCAQMD Rule 1113 – Architectural Coatings:** The project shall not include application of any architectural coating within the SCAQMD with VOC content in excess of the values specified in a table incorporated in the Rule. A list of low/no-VOC paints is provided at the following SCAQMD website: [www.aqmd.gov/prdas/brochures/paintguide.html](http://www.aqmd.gov/prdas/brochures/paintguide.html). All paints will be applied using either high volume low-pressure spray equipment or by hand application.

**PPP AQ-3: SCAQMD Rule 402 – Nuisance:** A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES:</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Biological Assessment and MSHCP Consistency Analysis, February 2018, prepared by Hernandez Environmental Services (BRA 2018); Focused Burrowing Owl Survey Report, May 25, 2017, prepared by Hernandez Environmental Services; Jurisdictional Delineation, May 2017 prepared by Hernandez Environmental Services, included in Appendices C, D, and E respectively.

**a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?**

**Less than Significant Impact.** The project area is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) boundaries within the Southwest Area Plan, in the French Valley/Lower Sedco Hills Subunit within Cell Group Z, Cell 5570 and Cell 5572. Conservation within Cell Group Z focuses on riparian scrub, woodland, and forest habitat along Warm Springs Creek and adjacent chaparral, coastal sage scrub and grassland habitat; and areas that connect to chaparral, coastal sage scrub, grassland, riparian scrub, woodland, and forest habitat proposed for conservation. The Southwest Area Plan is divided into seven Subunits. For each Subunit, target conservation acreages are established.

The Southwest Area Plan is divided into seven Subunits. For each Subunit, target conservation acreages are established. The RCA, California Fish and Wildlife, and US Fish and Wildlife Service have raised the potential for a shortfall in MSHCP's meeting the overall Cell Group Z conservation goals based on RCA's assessment of developed and undeveloped areas within Cell Group Z. Importantly, the County and RCA agree that any potential shortfall in meeting Cell Group Z's conservation goals resulted from development prior to the adoption of the MSHCP and the development of a school by a non-MSHCP Permittee prior to the proposed project. Because these conditions were present prior to the MSHCP, but not recognized in the MSHCP and further exacerbated by a non-Permittee's development, a modification to the conservation criteria for Cell Group Z may be appropriate. The MSHCP allows for Minor Amendments or Criteria Refinements to conservation criteria, but this would not be necessary for the project to be found consistent with the MSHCP due to the reasons stated below.

As described by the MSHCP Consistency Analysis, the portions of the project site within Cell Group Z do not contain the chaparral, coastal sage scrub, grassland, riparian scrub, woodland, or forest habitat described for conservation in the Cell Group, which are habitats called out for conservation in Cell Group.

The project is consistent with the MSHCP and its Reserve Assembly goals for the following reasons:

- The project site is on the easterly edge of Cell Group Z, whereas the conservation goals call for conservation on the westerly side;
- The project site is disturbed, lacks habitat—other than a riparian/riverine area that would be preserved as part of the project—and is mostly surrounded by developed permanent improvements and residences.;
- The project site lacks a physical connection to an existing MSHCP conservation area;
- The project site would not contribute or further impede the conservation goals for Cell Group Z, or cause fragmentation issues;
- Development on the project site would not conflict with or interfere with the Rough Step Status of Unit 6;
- Conservation goals could still be met in the Area Plan and/or between Area Plans within a single Rough Analysis Unit depending on future assembly of conservation area or subject to a Minor Amendment or Criteria Refinement to conservation criteria.

In addition, the project area contains approximately 0.56 acres of ephemeral riparian wetland that is considered a riparian/riverine area per Section 6.1.2 of the Western Riverside MSHCP. This area, as described in the Project Description, would be not be disturbed by the project and is included in Lot 52 that would be homeowner association (HOA)-maintained open space. No project activities would occur within the onsite drainage prior to, during, and following construction, including grading, manufactured slopes, fuel modification, and staging. Part of the goal of the MSHCP is to keep reserved lands contiguous and connected; therefore, avoidance of the onsite drainage would provide participation in and compliance with the MSHCP guidelines and requirements (i.e., Section 6.1.4 *Urban/Wildlands Interface Guidelines*).

The project site is within an MSHCP area that requires surveys for narrow endemic plant species, criteria area plant species, and burrowing owl (*Athene cunicularia*). Also, due to the presence of riparian/riverine areas and suitable habitat for the least Bell's vireo (*Vireo bellii pusillus*) offsite, focused surveys were conducted in accordance with Section 6.1.2 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*. As described in Response b) and c) below, focused burrowing owl surveys were conducted, which determined that burrowing owls are not present on the project site; and focused plant surveys for Narrow Endemic Plant species and Criteria Area Species were conducted, which determined that no sensitive plants occur on the project site. Therefore, project conflicts related to the provisions of an adopted Habitat Conservation Plan would not occur and impacts would be less than significant.

**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); and**

**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?**

**Less than Significant with Mitigation Incorporated.**

**Sensitive Plant Species.** As described in the General Biological Resources Assessment Report (BRA 2018), the project area contains 6 different habitat types, including: ruderal, disturbed agricultural, Rumex dominant wetland, Juncus dominant wetland, mulefat dominant riparian, and disturbed non-vegetated habitat. The focused botanical surveys conducted on the site determined that the site does not contain suitable habitat to support any plant species listed as state or federal Threatened, Endangered, or Candidate species; required to be reviewed under the

Narrow Endemic Plant section of the Western Riverside MSHCP; or are 1B.1 listed plants on the CNPS Rare Plant Inventory. Thus, impacts to sensitive plant species would not occur.

**Sensitive Wildlife Species.** The following listed species have the potential to occur on the project site. As described below Least Bell's Vireo (LBV) has been identified in offsite habitat and indirect effects to LBV would be reduced to less than significant with implementation of mitigation from construction impacts. Operation of the proposed project would not substantially impact LBV. In addition, the County of Riverside is a permittee of the MSHCP and, therefore, is afforded coverage for impacts to listed species included in the plan as long as the project is consistent with the MSHCP. Thus, with implementation of mitigation and compliance with existing MSCHP regulations, such as payment of mitigation fees as included by PPP BIO-1, impacts would be reduced to a less than significant level, as described below (BRA 2018):

- The Least Bell's Vireo (*Vireo bellii pusillus*) is a federal and state listed endangered species. The project site contains suitable habitat for this species offsite; therefore, focused Least Bell's vireo surveys were conducted in accordance with Section 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools. All riparian areas and potential least Bell's vireo habitat areas were surveyed 8 times, which identified a single adult least Bell's vireo offsite within suitable least Bell's vireo habitat located approximately 25 to 75 feet northeast of the northeastern project site boundary. All riparian areas and potential vireo habitats within the project site would be avoided by the project and located in Lot E that would be open space and where no project activities would occur, including: construction, grading, manufactured slopes, fuel modification, and staging. Thus, direct impacts to LBV would not occur from implementation of the project. However, indirect effects to LBV from construction noise could occur. Therefore, Mitigation Measure BIO-1 would be included to require installation of a sound wall to attenuate construction noise at LBV nesting habitat.
- The burrowing owl (*Athene cunicularia*) is a CDFW species of special concern and there is potential habitat present on project site. Therefore, focused surveys for this species were conducted, which did not identify any evidence of burrowing (i.e., including scat, pellets, feathers, tracks, and prey remains). The surveys determined that burrowing owl is not present within the project area.
- Cooper's hawk (*Accipiter cooperii*) is a CDFW watch list wildlife species and covered by the MSHCP. Its nesting season is between February 15 and August 15 and there is potential habitat for this species to be present on the project site. Therefore, Mitigation Measure BIO-2 would be included to require a preconstruction nesting bird survey to ensure impacts to the species does not occur.
- Tricolored blackbird (*Agelaius tricolor*) is state listed as endangered and listed by the CDFW as a Species of Special Concern and has potential to be present onsite. Therefore, Mitigation Measure BIO-2 would be included to require a preconstruction nesting bird survey to ensure impacts to the species does not occur.
- Orange-throated whiptail (*Aspidoscelis hyperythra*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species is covered under the MSHCP and payment of the MSHCP mitigation fees, as included by PPP BIO-1 would reduce impacts to a less than significant level.
- Coastal whiptail (*Aspidoscelis tigris stejnegeri*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species is covered under the MSHCP and payment of the MSHCP mitigation fees, as included by PPP BIO-1 would reduce impacts to a less than significant level.
- San Bernardino ringneck snake (*Diadophis punctatus modestus*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species would occur in the riparian area onsite that would not be disturbed by the project. Thus, impacts to this species would not occur.
- Western pond turtle (*Emys marmorata*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species would occur in the riparian area onsite that would not be disturbed by the project. Thus, impacts to this species would not occur.

- Yellow-breasted chat (*Icteria virens*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species would occur in the riparian area onsite that would not be disturbed by the project. Thus, impacts to this species would not occur.
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species is covered under the MSHCP and payment of the MSHCP mitigation fees, as included by PPP BIO-1 would reduce impacts to a less than significant level.
- Coast horned lizard (*Phrynosoma blainvillii*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species is covered under the MSHCP and payment of the MSHCP mitigation fees, as included by PPP BIO-1 would reduce impacts to a less than significant level.
- Coast range newt (*Taricha torosa*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species would occur in the riparian area onsite that would not be disturbed by the project. Thus, impacts to this species would not occur.
- Two-striped gartersnake (*Thamnophis hammondi*) is a CDFW watch list wildlife species. However, this species would occur in the riparian area onsite that would not be disturbed by the project. Thus, impacts to this species would not occur.

**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?**

**Less than Significant with Mitigation Incorporated.** Wildlife corridors are areas where wildlife movement is concentrated due to natural or anthropogenic constraints. Local corridors provide access to resources such as food, water, and shelter. Animals use these corridors to move between different habitats, provide avenues for wildlife dispersal, migration, and contact between other populations. The project site is not located within a designated wildlife corridor or linkage. The project site is bordered by residential development to the north and west, Los Alamos Road, open fields and residential development to the south, and Briggs Road and residential development to the east. The project site is surrounded by urban and suburban development.

However, an onsite drainage flows from north to south across the easternmost portion of the site and contains enough vegetation to provide cover for animal species trying to move upstream or downstream to or from habitat areas downstream (BRA 2018). Thus, it is likely that the onsite drainage serves a function in local wildlife movement. However, this area, as described in the Project Description, would not be disturbed by the project and is included in Lot E that would be open space. No project activities would occur within the onsite drainage. Therefore, impacts related to wildlife movement in the existing onsite drainage would be less than significant.

The project site has the potential to support birds that are subject to the Migratory Bird Treaty Act (MBTA). Disturbance to or destruction of migratory bird eggs, young, or adults is in violation of the MBTA and California Fish and Game Code. If construction of the proposed project occurs during the general bird breeding season, between February 1 to September 15, then pre-construction surveys and avoidance of nesting birds will be required pursuant to Mitigation Measure BIO-2. With implementation of Mitigation Measure BIO-2 impacts related to native wildlife nursery sites would be less than significant.

**e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?**

**Less than Significant Impact.** The project site contains approximately 0.56 acres (452 linear feet) of ephemeral drainage feature and associated riparian habitat that is regulated under Section 1602 of the Fish and Game Code and approximately 0.56 acre of "waters of the U.S." that is under the jurisdiction of the federal Clean Water Act (CWA) and the U.S. Fish and Wildlife Service (BRA 2018). However, this area, as described in the Project Description, would not be disturbed by the project and is included in Lot E that would be open space. No project



activities would occur within the riparian habitat area prior to, during, and following construction, including grading, manufactured slopes, fuel modification, and staging. Thus, impacts related to riparian/riverine areas would be less than significant. The project site does not include any other sensitive natural community; thus, impacts would not occur.

**f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**No Impact.** The project site contains approximately 0.56 acre of “waters of the U.S.” that is under the jurisdiction of the federal Clean Water Act (CWA) and the U.S. Fish and Wildlife Service (BRA 2018). However, this area, as described in the Project Description, would be not be disturbed by the project and is included in Lot E that would be open space. No project activities would occur within the “waters of the U.S.” prior to, during, and following construction, including grading, manufactured slopes, fuel modification, and staging. Thus, impacts related to federally protected wetlands would not occur.

**g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**No Impact.** The proposed project would not conflict with any local policies or ordinances. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The project site does not contain any oak trees and the site is between 1,335 and 1,358 feet above sea level (BRA 2018). Thus, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Any impacts are considered less than significant.

#### Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to biological resources and relevant to the proposed project includes the following:

**PPP BIO-1: MSHCP Development Impact Fee.** Prior to issuance of a grading or building permit, the project applicant shall pay the MSHCP-required development mitigation fees to the Western Riverside County Regional Conservation Authority.

#### Mitigation:

**Mitigation Measure BIO-1: Least Bell’s Vireo.** Prior to grading, a sound wall shall be installed outside of the nesting season, between the proposed development impact area and the limits of occupied least Bell’s vireo territory (shown in BRA Figure 8). The sound wall shall be designed by a noise consultant and shall be built to a height and comprised of materials that shall attenuate noise levels to 60 dBA or less within occupied Least Bell’s Vireo habitat. Design plans for the sound wall shall be submitted and approved by the County of Riverside Building and Safety Division prior to installation. The final phase of home construction should be the segment closest to the riparian habitat. The sound wall shall remain in place until its removal is deemed appropriate by the County of Riverside Building and Safety Division and Environmental Programs Division.

**Mitigation Measure BIO-2: Pre-Construction Nesting Bird Survey and Avoidance.** Vegetation clearing should be conducted outside the nesting season, which is defined as February 1 to September 15. If vegetation clearing must take place during the nesting season, prior to grading, a qualified biologist shall be retained to perform a pre-construction survey for nesting birds. A pre-construction nesting bird survey would not be required unless direct impacts to vegetation are proposed to occur. The nesting bird survey shall occur no more than 3 days prior to vegetation removal.

If active bird nests are confirmed to be present during the pre-construction survey, temporary avoidance of the nests shall be required until a qualified biologist has verified that the young have fledged or the nest has otherwise become inactive.

**Monitoring:**

Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES: Would the project</b>				
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, Inc, 2017 (MCC 2017) (Appendix F).

**a) Alter or destroy an historic site?**

**No Impact.** Based upon analysis of records and a survey of the property by a County approved Archaeologist it has been determined that no impacts related to historical resources as defined in California Code of Regulations, Section 15064.5 would occur because none exist on the site.

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

**No Impact.** Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there would be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there would be no impacts in this regard.

**Existing Plans Programs or Policies**

No mitigating plans, programs, or policies related to historic resources are applicable to the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
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: Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, Inc, 2017 (MCC 2017) (Appendix F).

**a) Alter or destroy an archaeological site?**

**Less than Significant Impact.** Based upon analysis of records and a survey of the property it has been determined that there would 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) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?**

**Less than Significant Impact.** Based upon analysis of records and a survey of the property it has been determined that there would be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

**c) Disturb any human remains, including those interred outside of formal cemeteries?**

**Less than Significant Impact.** 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 would be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also included as PPP CUL-1. Therefore impacts in this regard are considered less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to archaeology and relevant to the proposed project includes the following:

**PPP CUL-1: State Health and Safety Code Section 7050.5.** In the event that human remains are encountered no further disturbance in the area of the discovery shall 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS:</b> Would the project				
<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				

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

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G. (GEO02558)

**a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?**

**No Impact.** The geotechnical investigation prepared for the project states that the project site does not contain, nor does it lie adjacent to, an Alquist-Priolo earthquake fault (LGC 2017). The closest known active fault is the Elsinore Fault Zone located approximately 5.2 miles to the southwest, and the closest potentially-active fault is the Murrieta Hot Springs Fault located approximately 3 miles to the southwest (LGC 2017). While performing geologic mapping of the site during the subsurface field investigation, the geotechnical investigation did not encounter any evidence of on-site faulting (GEO02558). Thus, the proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death related to an Alquist-Priolo earthquake fault.

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

**No Impact.** As described in the previous response, the project site does not contain, nor does it lie adjacent to, an Alquist-Priolo earthquake fault (LGC 2017). The closest known active fault is the Elsinore Fault Zone located approximately 5.2 miles to the southwest, and the closest potentially-active fault is the Murrieta Hot Springs Fault located approximately 3 miles to the southwest (LGC 2017). Additionally, the geotechnical investigation did not encounter any evidence of on-site faulting (GEO02558). Therefore, the proposed project would not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or other substantial evidence of a known fault. Impacts would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to an Alquist-Priolo or other fault zone are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. Liquefaction Potential Zone</b>				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G. (GEO02558)

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

**Less than Significant Impact.** The term "liquefaction" describes a phenomenon in which a saturated cohesionless soil loses strength and acquires a degree of mobility as a result of strong ground shaking during an earthquake. The factors known to influence liquefaction potential include soil type and depth, grain size, relative density, groundwater level, degree of saturation, and both the intensity and duration of ground shaking. Soils that are most

susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface.

The geotechnical investigation determined that based on the relative density of site soils and lack of a near-surface static groundwater elevation in the area the potential for liquefaction impacting the site is low. The geotechnical investigation also states that based on in-situ soil densities and types, dry sand settlement and induced surface manifestations are not an issue at the site (LGC 2017) (GEO02558). Thus, impacts related to seismic-related ground failure and liquefaction would be less than significant.

In addition, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is included in the County's Municipal Code as Chapter 15.12 and provides provisions for soils conditions. Compliance with the CBC, as included as PPP GEO-1, would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction. The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County's review process and included as PPP GEO-1, would ensure that impacts related to liquefaction are less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to liquefaction and relevant to the proposed project includes the following:

**PPP GEO-1: California Building Code Compliance.** Prior to issuance of a grading or building permit, the Riverside County Department of Building and Safety shall determine that the project complies with the California Building Code as included in the County's Municipal Code to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Ground-shaking Zone</b>				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G. (GEO02558)

**a) Be subject to strong seismic ground shaking?**

**Less Than Significant Impact.** The project area, like most of southern California, could be subject to seismically related strong ground shaking. Groundshaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. The closest known active fault is the Elsinore Fault Zone located approximately 5.2 miles to the southwest, and the closest potentially-active fault is the Murrieta Hot Springs Fault located approximately 3.0 miles to the southwest (LGC 2017).

Structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is included in the County's Municipal Code as Chapter 16.08 and provides provisions for soils conditions. Compliance with the CBC, as included as PPP GEO-1 would require proper construction of buildings

to withstand the effects of potential strong seismic ground shaking. In addition, the Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County's review process and included as PPP GEO-1 would ensure that impacts related to strong seismic ground shaking are less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to ground shaking and relevant to the proposed project includes the following:

**PPP GEO-1: California Building Code Compliance.** As listed previously in Response 11.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. Landslide Risk</b>				
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 offsite landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G.

**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 offsite landslide, lateral spreading, collapse, or rockfall hazards?**

**Less than Significant Impact.** Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The geotechnical investigation states that based on the inherent characteristics of the site geology, review of geologic literature and the lack of any significant natural slope inclinations on or adjacent to the site, the potential for the existence of landslides is considered insignificant (LGC 2017). In addition, Compliance with the CBC, as included as PPP GEO-1, would ensure the proposed structures meet or exceed the existing seismic regulations. As described in the previous response, Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit, which would ensure that all required CBC measures are incorporated. Thus, impacts related to unstable geologic units, landslide, lateral spreading, collapse, and rockfall hazards are less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to landslides and relevant to the proposed project includes the following:

**PPP GEO-1: California Building Code Compliance.** As listed previously in Response 11.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. Ground Subsidence</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G.

**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?**

**No Impact.** Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. Because of a lack of a near-surface static groundwater (LGC 2017) and because no groundwater pumping would occur as part of the proposed project, impacts related to subsidence would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. Other Geologic Hazards</b>				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G.

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

**Less than Significant Impact.** A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the project area to pose a flood hazard to the site resulting from a seiche. The closest water bodies are Skinner Reservoir, which is over 3 miles east the project site and Diamond Valley Lake that is 5.5 miles to the northeast of the project site. Due to this distance, no seiche impacts would occur.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. As described in Response 13.a), the geotechnical investigation states that based on the inherent characteristics of the site geology, review of geologic literature and the lack of any significant natural slope inclinations on or adjacent to the site, the potential for the existence of landslides is considered insignificant (LGC 2017). Similarly, the potential for a mudflow onsite is low, and mudflow impacts would be less than significant.

In addition, there are no known volcanoes in the project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed project would be less than significant impacts related to seiche, mudflow, or volcanic hazards.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to other geologic hazards are applicable to the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. Slopes</b>				
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 checked="" type="checkbox"/>	<input 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:** Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G.

**a) Change topography or ground surface relief features?**

**Less than Significant Impact.** The geotechnical investigation describes that elevations of the site range from approximately 1,326 feet above sea level near the southeast corner of the site to approximately 1,372 feet above sea level on the southwest side of the 12.5-acre site. In general, the western portion of the site slopes towards the east while the eastern portion slopes to the south/southeast. The site consists of relatively flat and gently sloping terrain with some hummocky mounds in the southeast portion of the site (LGC 2017). The proposed project has been designed based on the existing topography and does include cut and fill slopes maximum heights of 26 feet to provide geologic stability for the proposed residences. However, the overall topography and ground surface relief features of the site would not substantially change. Therefore, impacts related to topography or ground surface relief features would be less than significant.

**b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?**

**Less than Significant with Mitigation Incorporated.** The geotechnical investigation describes that the project would require cut and fill slopes at maximum inclinations of 2:1 (horizontal to vertical) with maximum heights of 26 feet. It is anticipated that the planned cut slopes would be comprised of weathered to slightly weathered granite that would not require stabilization measures to mitigate potential surficial instability. However, if specific geologic conditions (such as out-of-slope or wedge-type jointing or fracturing, over blasting of non-rippable rock, seepage zones, etc.) are present, stabilization measures such as the placement of a stability fill would be required. As a result, Mitigation Measure GEO-1 is included to require that any design cut slopes be evaluated during grading by an engineering geologist to verify that no geotechnical conditions affects the stability of the cut and fill slopes. With implementation of Mitigation Measure GEO-1 and compliance with the California Building Code (included as PPP GEO-1), impacts related to cut and fill slopes greater than 2:1 and higher than 10 feet would be less than significant.

**c) Result in grading that affects or negates subsurface sewage disposal systems?**

**No Impact.** The proposed grading would not negate the use of the sewage disposal systems. The proposed project would construct an onsite sewer system to serve the proposed uses that would connect to the existing 8-inch sewer line located in De Caron Street, which connects to an existing EMWD sewer lift station and force main, as detailed in the Project Description. Prior to receipt of permits to construct these sewer improvements, the proposed grading and infrastructure design would be reviewed by the County’s Department of Building and Safety, which would ensure that grading would not impact sewer functions.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to slopes and relevant to the proposed project includes the following:

**PPP GEO-1: California Building Code Compliance.** As listed previously in Response 11.

Mitigation:

**Mitigation Measure GEO-1: Cut and Fill Slopes.** The construction plans and specifications shall state that all design cut slopes be evaluated during grading by an engineering geologist to verify that no geotechnical conditions affects the stability of the cut and fill slopes and that the design is compliant with the California Building Code.

Monitoring:

Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Santa Ana Regional Water Quality Control Board Riverside County Permits. Accessed: [http://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/riverside\\_permit.shtml](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml); Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G.

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

**Less than Significant Impact.** Construction of the proposed project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water. However, the County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented by the project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations (included as PPP WQ-1) to be developed by a QSD (Qualified SWPPP Developer). The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc.

The proposed project includes installation of landscaping that would reduce areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed project. In addition, as described in Section 25, Hydrology and Water Quality, the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater within landscaping, catch basins, and a bioretention basin, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the project requires County approval of

a Water Quality Management Plan (WQMP) (included as PPP WQ-2), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. With compliance with these existing requirements, which would be ensured through the County's permitting process, impacts related to erosion and loss of topsoil would be less than significant.

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

**Less than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The geotechnical investigation determined that although some of the alluvial soils onsite have a medium to high expansion potential, the majority of the soils on the site have a very low to low expansion potential (LGC 2017). Compliance with the CBC, as included as PPP GEO-1, would ensure the proposed structures meet or exceed the existing seismic regulations, including those related to expansive soils. The Riverside County Department of Building and Safety review of structural plans and geotechnical data prior to issuance of a grading permit would ensure that all required CBC measures are incorporated. With implementation of these existing regulations, impacts related to expansive soils would be less than significant.

**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?**

**No Impact.** The proposed project would construct an onsite sewer system to serve the proposed uses that would connect to the existing 8-inch sewer located in De Caron Street, which connects to an existing EMWD sewer lift station and force main, as detailed in the Project Description. The proposed project would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative waste water disposal systems would not occur from implementation of the proposed project.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to soils and relevant to the proposed project includes the following:

**PPP WQ-1: SWPPP.** Prior to grading permit issuance, the project applicant shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the County's Municipal Code Chapter 13.12, Article 2. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other County requirements to comply with the National Pollutant Discharge Elimination System (NPDES) regulations to limit the potential of erosions and polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by County staff or its designee to confirm compliance.

**PPP WQ-2: WQMP.** Prior to grading permit issuance, the project applicant shall have a Water Quality Management Plan (WQMP) approved by the County for implementation. The project shall comply with the County's Municipal Code Chapter 13.12, Article 2 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the project.

**PPP GEO-1: California Building Code Compliance.** As listed previously in Response 11.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Erosion</b>				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Santa Ana Regional Water Quality Control Board Riverside County Permits. Accessed at: [http://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/riverside\\_permit.shtml](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml).

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

**Less than Significant Impact.** The project site does not include, nor is adjacent to, a river, stream, creek, or bed of a lake. However, a riparian drainage area exists on the easternmost portion of the site, which would be located in an open space area, but would not be disturbed as part of the proposed project. In addition, as described in Response 17. a), above, existing RWQCB and County regulations (included as PPP WQ-1) require the project implement a project specific SWPPP during construction activities, which implements erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the project is required to implement a WQMP (included as PPP WQ-2) that would implement operational BMPs to ensure that the project would not result in substantial erosion or siltation. With implementation of these regulations, potential impacts related to erosion to any downstream rivers, streams, or lakes would be less than significant.

**b) Result in any increase in water erosion either on or offsite?**

**Less than Significant Impact.** As described in Response 17. a), existing RWQCB and County regulations require the project to implement a project specific SWPPP (included as PPP WQ-1) during construction activities that would implement erosion control BMPs, such as silt fencing, fiber rolls, and gravel bags, that would reduce the velocity of runoff and reduce the potential for water erosion both on and offsite. In addition, the proposed project has been designed to slow, filter, and retain stormwater within landscaping, catch basins, and a bioretention basin on the project site, which would reduce the velocity of stormwater and the potential for water erosion on and offsite. Furthermore, the project is required to implement a WQMP (included as PPP WQ-2) that would implement operational BMPs to ensure that operation of the project would not result in water erosion. With implementation of these regulations, potential impacts related to water erosion would be less than significant.

Although the Clinton Keith Road extension project is anticipated to impact the northernmost 0.28-acre portion of the drainage feature that flows adjacent to and through the project site, as detailed on pages 3-94 through 3-96 of the Addendum to the Clinton Keith Road Extension Project Supplemental Environmental Impact Report (SEIR) prepared in May of 2015, it would be required to implement mitigation pursuant to a Section 404 permit (USACE), a Section 1601 Agreement (CDFW), and a SD RWQCB NPDES permit. The Addendum to the SEIR states that although the potential for erosion may increase with the phasing of construction, mitigation measures would incorporate design features to keep the impact below a level of significance. The mitigation measures in the Addendum to the SEIR include the following, which are summarized:

- Mitigation Measure H-1: Prior to initiation of construction activity, the County will obtain the required SD RWQCB and USACE permits for the Project. It is anticipated that SD RWQCB will require an NPDES General Construction Activity Storm Water Permit (General Permit), SWPPP, and BMPs; and a 401 Water Quality Certification. It is anticipated that USACE will require a Section 404 Permit.
- Mitigation Measure H-3: After final design and prior to the Project construction, the construction contractor will develop the SWPPP, select appropriate BMPs, and will obtain RWQCB approval of the SWPPP prior to start of construction. The SWPPP will identify the sources of sediment and other pollutants that may

affect the quality of the stormwater discharges during construction. The SWPPP will also describe the implementation of BMPs that would effectively prevent or minimize the introduction of pollutants into the stormwater runoff and will include BMPs to ensure that temporary construction dewatering at drainage crossings will not cause excessive erosion or turbidity. These BMPs may include, but are not limited to, structural (e.g., erosion-control fences) and nonstructural BMPs (e.g., education and general awareness of permit conditions). Erosion and sediment control BMP methods may include straw bales, silt fences, sedimentation basins, filter strips, and other techniques.

- Mitigation Measure H-4: The County will install culverts and energy dissipaters at various locations throughout the Project limits to maintain post-construction runoff volumes and flow rates [to match pre-construction volumes and rates].

The approval of the required permits (listed in Mitigation Measures H-1 through H-3) would include detailed specific construction and/or design measures that are based on the conditions at the time of permitting. As described previously, the roadway project is currently in the design stage. Therefore, the proposed residential project would be implemented prior to the roadway extension project; and because the project includes a SWPPP and WQMP, and the drainage feature would not be disturbed by the proposed project, an increase in water erosion within the existing drainage feature from implementation of the project would not occur. In addition, with implementation of the USACE, CDFW, and RWQCB permits that are required for the Clinton Keith Road extension project, a substantial cumulative effect related to an increase in water erosion either on or offsite would not occur from implementation of both projects. With implementation of these existing regulations, impacts related to water erosion would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to erosion and relevant to the proposed project includes the following:

**PPP WQ-1: SWPPP.** As listed previously in Response 17.

**PPP WQ-2: WQMPP.** As listed previously in Response 17.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Wind Erosion and Blowsand from project either on or offsite.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or offsite?				

Source: Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” and Ordinance No. 484 (Control of Blowing Sand).

**a) Be impacted by or result in an increase in wind erosion and blowsand, either on or offsite?**

**Less than Significant Impact.** Like the majority of the County, the project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, County Ordinance No. 484 (Control of Blowing Sand) regulates activities within areas that are susceptible to blowing sand. The regulations of this ordinance are included as PPP WND-1. Also, as described above, the proposed project includes installation of landscaping that would reduce loose topsoil that could erode



by wind during operation of the proposed project. As described previously, the proposed project would be developed in compliance with CBC regulations (included as PPP GEO-1), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the project would result in less than significant impacts related to wind erosion and blow sand.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to wind erosion and relevant to the proposed project includes the following:

**PPP WND-1: Riverside County Ordinance No. 484.** This ordinance regulates activities in areas that are subject to wind erosion and includes soil erosion requirements and a wind erosion control plan.

**PPP GEO-1: California Building Code Compliance.** As listed previously in Response 11.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. Paleontological Resources</b>				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”; Phase I Paleontological Resource Assessment, prepared by Material Culture Consulting (Paleo 2017) (Appendix E).

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

**Less than Significant with Mitigation Incorporated.** The Phase I Paleontological Resource Assessment did not identify any paleontological resources during the locality search or the field survey, and the Riverside County Land Information System GIS data identifies the site as having undetermined sensitivity. However, based on the findings of the Phase I Paleontological Resource Assessment, excavation of the site has the potential to impact paleontological resources at a depth at or below 5 feet on the far eastern portion of the project site. Excavation during construction of the project may reach paleontologically sensitive deposits, and as a result, could impact paleontological resources. Therefore, Mitigation Measure PAL-1 is included to require spot-check monitoring of excavations in undisturbed native sediments, at or below 5 feet in depth in the eastern 1/3 of the site. With implementation of Mitigation Measure PAL-1, potential impacts to paleontological resources would be reduced to a less than significant level.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to paleontological resources are applicable to the project.

Mitigation:

**Mitigation Measure PAL-1: Paleontological Resources.** Prior to the issuance of the first grading permit, the applicant shall provide a letter to the Riverside County Department of Building and Safety, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by Riverside County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the County. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP will require spot-check paleontological monitoring of grading excavations in

undisturbed native sediments, at or below 5 feet in depth in the eastern 1/3 of the site. The project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from the County.

All significant fossils collected shall be prepared in a properly equipped paleontology laboratory to a point ready for curation pursuant to the Society of Vertebrate Paleontology (SVP) professional standards. Following laboratory work, all fossils specimens shall be identified to the lowest taxonomic level, cataloged, analyzed, and delivered to the Western Science Center for permanent curation and storage. The cost of curation is assessed by the repository and is the responsibility of the project applicant.

At the conclusion of laboratory work and museum curation, a final report shall be prepared and submitted to the County describing the results of the paleontological mitigation monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project area geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the Western Science Center.

**Monitoring:**

Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS: Would the project</b>				
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality Study, prepared by M.S. Hatch, 2018 (AQ 2018), included as Appendix A; County of Riverside Climate Action Plan.

**a) Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?**

GHG Thresholds

The County of Riverside has developed a Climate Action Plan (CAP) to address the issues of climate change as it relates to growth in the County. The CAP establishes a screening level threshold of 3,000 MT CO2e per year for residential projects. Consistent with the SCAQMD methodology for GHG assessments, County guidance also recommends including construction emissions (amortized over a typical duration of 30 years) in the comparison to the screening threshold.

In addition, the CAP includes emission reduction efforts to coordinate with the state strategies of reducing emissions in an efficient and cost-effective manner. For projects that exceed the 3,000 MT CO2e per year screening level, projects must demonstrate incorporation of certain measures to reduce GHG emissions as listed in Appendix F-Screening Tables of the CAP. The Screening Table contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling.

Projects that garner at least 100 points (equivalent to an approximate 15% reduction in GHG emissions) are determined to be consistent with the CAP and are considered to result in a less than significant individual and cumulative impact on GHG emissions.

**Less than Significant.**

**Construction.** Project construction activities would temporarily generate GHG emissions by heavy equipment usage and construction employee vehicle trips. As shown in Table GHG-1, the total GHG emissions associated with construction are estimated to be 880 MT CO<sub>2</sub>e. Per SCAQMD and County guidance, construction emissions are amortized over 30 years, which equates to 29 MT per year of CO<sub>2</sub>e emissions.

**Table GHG-1: GHG Construction Emissions**

Phase	Emissions (MT CO <sub>2</sub> e)
2019 Construction	667
2020 Construction	213
<b>Total Emissions</b>	<b>880</b>
Amortized Over 30 Years	29

Source: AQ 2018.

**Operation.** Implementation of the project would generate GHG emissions from usage of electricity; natural gas use for space and water heating; the electricity embodied in water consumption; the energy associated with solid waste disposal; and emissions from project related vehicular trips. As described in the Traffic Impact Analysis Prepared for the project (TIA 2018), the project would generate 453 average daily trips. As shown in Table GHG-2, the proposed project is anticipated to generate 1,050 MT CO<sub>2</sub>e per year. Since this combined with the amortized construction emissions of 29 MT CO<sub>2</sub>e per year is lower than the CAP screening level of 3,000 MT CO<sub>2</sub>e, impacts would be less than significant.

**Table GHG-2: GHG Operation Emissions**

Source	Emissions (MT CO <sub>2</sub> e)
Area	11
Energy	213
Mobile	730
Waste	28
Water	39
<b>Total</b>	<b>1,050</b>

Source: AQ 2018.

**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**No Impact.** The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As described in the previous response, the project would not exceed thresholds related to GHG emissions. In addition, the project would comply with regulations imposed by the state and the SCAQMD that reduce GHG emissions, as described below:

- Global Warming Solutions Act of 2006 (AB 32) is applicable to the project because many of the GHG reduction measures outlined in AB 32 (e.g., low carbon fuel standard, advanced clean car standards, and cap-and-trade) have been adopted over the last five years and implementation activities are ongoing. The proposed project would develop winery, commercial, and residential uses that would not conflict with fuel and car standards or cap-and-trade.
- Pavley Fuel Efficiency Standards (AB 1 493). Establishes fuel efficiency ratings for new (model year 2009-2016) passenger cars and light trucks. AB 1493 is applicable to the project because the vehicles traveling to and from the project site would meet the manufacturer required fuel efficiency standards that would reduce GHG emissions.
- Title 24 California Code of Regulations (Title 24) establishes energy efficiency requirements for new construction that address the energy efficiency of new (and altered) residences and commercial buildings.

The proposed project is required to comply with Title 24, which would be verified by the County during the project permitting process.

- Title 17 California Code of Regulations (Low Carbon Fuel Standard [LCFS]). Requires carbon content of fuel sold in California to be 10 percent less by 2020. Because the LCFS applies to any transportation fuel that is sold or supplied in California, all vehicles trips generated by the project would comply with LCFS.
- California Water Conservation in Landscaping Act of 2006 (AB 1881) provides requirements to ensure water efficient landscapes in new development and reduced water waste in existing landscapes. The proposed project is required to comply with AB 1881 landscaping requirements, which would be verified by the County during the project permitting process.
- Emissions from vehicles, which are a main source of operational GHG emissions, would be reduced through implementation of federal and state fuel and air quality emissions requirements that are implemented by CARB.

Overall, implementation of the project would not conflict with the Riverside CAP or other applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Thus, impacts would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to greenhouse gas emissions are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS: Would the project</b>				
<b>22. Hazards and Hazardous Materials</b>				
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 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Phase I Environmental Site Assessment, prepared by Petra Geosciences, Inc. (Phase I 2017), included as Appendix H; Revised Report of Limited Phase II Soil Residue Survey, prepared by Petra Geosciences, Inc. (Phase II 2018), included as Appendix I

**a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

**Less than Significant.** A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released.

The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials may be needed for fueling or operating construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the project construction activities are required to strictly adhere to. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, hazardous material impacts related to construction activities would be less than significant.

Operation of the proposed project includes activities related to residential uses, which would use hazardous materials including: solvents, cleaning agents, paints, pesticides, batteries, and aerosol cans. Although residents of the project would utilize common types of hazardous materials, normal routine use of these products as indicated by product safety labeling in compliance with federal and state regulations would not result in a significant hazard. Therefore, operation of the proposed project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste during operation of the proposed project. Impacts would be less than significant.

**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?**

**Less than Significant with Mitigation Incorporated.** Phase I Environmental Site Assessment describes that the central and west portions of the subject property was used for agricultural purposes (olive groves) from at least 1938 until sometime between 1961 and 1967, at which time the north portion of the site was cleared and only the southwest portion of the site currently contains olive trees. As a result of the previous and current agricultural uses onsite, there is a potential that pesticide and herbicide soil residues exist onsite. A Phase II Soil Residue Survey was conducted and concluded that none of the 12 soil samples analyzed contained detectable concentrations of Organochlorine Pesticides, Total Petroleum Hydrocarbons, Lead, or Chlorinated Herbicides above the applicable regulatory agency screening levels for residential soil use. However, should contaminated soils unknowingly exist onsite, Mitigation Measure HAZ-1 is included to require that they are removed and disposed of in compliance with existing federal, state, and local regulations that are overseen by the County of Riverside Department of Environmental Health. Compliance with existing regulations, as implemented through Mitigation Measure HAZ-1 would reduce potential impacts related to potentially hazardous soils to a less than significant level.

**c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?**

**Less than Significant.** The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed project would provide residential, vineyard, winery, hotel, restaurant, and retail uses that would be permitted and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code (included as PPP HAZ-1) to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. Thus, impacts

related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the project would also not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided from De Caron Street via Clinton Keith Road. As described in Section 3, the project also proposes a secondary emergency vehicle access (EVA) on the southern boundary to Los Alamos Road. An alternative to this design is also proposed should the County determine that a public southerly access is desired, which would open the EVA into a public road. In addition to these access points, the project is required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the Codified County of Riverside Ordinances. The Riverside County Fire Department has reviewed and approved the project plans and would also review the construction plans prior to approval to ensure adequate emergency access pursuant to the requirements in Municipal Code Chapter 8.32, Fire Code, which incorporates the Title 24, California Code of Regulations, Part 9 (included as PPP HAZ-1). As a result, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

**d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

**No Impact.** There are no proposed or existing schools within 0.25 mile of the project site. The closest existing schools are the Mails Elementary School and the McElhinney Middle School, both located at 35185 Briggs Road, approximately 1.1 miles from the project site. In addition, as described above, the use of hazardous materials during project construction and operational activities would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed project were evaluated in the air quality analysis presented in Section 6, and the emissions generated from the proposed project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school, and impacts would not occur.

**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?**

**No Impact.** The Phase I Environmental Site Assessment (Phase I 2017) prepared for the project conducted a database search to determine if the project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the project site is not located on or near by a site which is included on a list of hazardous materials sites. As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

The plans, programs, or policies that are related to hazards and relevant to the proposed project includes the following:

**PPP HAZ-1: Riverside County Municipal Code Chapter 8.32, Fire Code.** The County of Riverside Municipal Code adopts the California Code of Regulations as Title 24, Part 9, titled the California Fire Code. This ensures that the appropriate measures would be included in project planning and construction to reduce potential hazards related to fire.

Mitigation:

**Mitigation Measure HAZ-1:** During demolition, if any discolored soils or unanticipated buried objects are discovered, an experienced environmental professional shall evaluate the conditions and provide recommendations if needed. Any soils with chemicals exceeding the California Department of Toxic Substances Control, Regional



Water Quality Control Board, and/or County of Riverside Department of Environmental Health Environmental Screening Levels for residential uses will be removed and disposed of offsite at a licensed hazardous materials disposal facility in compliance with state regulations. An experienced environmental professional will monitor the soil removal, if necessary, and shall provide removal verification sampling and testing upon completion of the removals.

**Monitoring:**

Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-20 "Airport Locations". Riverside County Airport Compatibility Plan for the French Valley Airport. Accessed: <http://www.rcaluc.org/Portals/0/15%20-%20Vol.%201%20French%20Valley%20Amd%202011.pdf?ver=2016-08-15-151151-090>

**a) Result in an inconsistency with an Airport Master Plan?**

**No Impact.** The project site is located approximately 1.25 miles north of the French Valley Airport, which is a county-owned public-use airport. The project site is located within compatibility zone D of the French Valley Airport Influence Area. Compatibility Zone D restricts residential densities to either below 0.2 dwelling units per acre or above 5.0 dwelling units per net acre. The project proposes 48 single family residences on 9.6 net acres, resulting in 5.0 dwelling units per net acre, consistent with the Compatibility Zone D criterion. Compatibility Zone D requires 10% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. Based on the project's size of 12.5 acres, the project is required to provide a minimum 1.26 acres of open area consistent with ALUC open area criteria. The project identifies a minimum 1.76 acres set aside for ALUC eligible open area located in Lot E in the southeast portion of the tract map.

The Riverside County Airport Land Use Commission has reviewed the proposed project and found it consistent with the facility's Master Plan (November 9, 2017). As a result, the project would not result in an inconsistency with the French Valley Airport Master Plan. No impact would occur.

The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1347 AMSL). At a distance of approximately 6,000 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,407 feet AMSL. The site elevation ranges from 1,335 feet to 1,365 feet AMSL. With a maximum building height of 30 feet, the top point elevation would be 1,395 feet. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) is not required.

**b) Require review by the Airport Land Use Commission?**

**No Impact.** As described in the previous response, the project site is 1.25 miles from the French Valley Airport and has already been reviewed by the Riverside County Airport Land Use Commission, which determined that the project is consistent with the Airport Land Use Compatibility Plan. Thus, no impact would occur.

**c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** As described in the previous response, the project site is located 1.25 miles from the French Valley Airport and has already been reviewed by the Riverside County Airport Land Use Commission, which determined that the project is consistent with the Airport Land Use Compatibility Plan. Thus, safety impacts to people residing or working in the project area related to the airport would not occur.

**d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?**

**No Impact.** The project site is not located in the vicinity of an airstrip or private-use heliport. Thus, safety impacts related the heliport would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to airports are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>24. Hazardous Fire Area</b>				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 “Wildfire Susceptibility”; and CalFire Riverside County (West) Fire Hazard Map. Accessed: [http://frap.fire.ca.gov/webdata/maps/riverside\\_west/fhszs\\_map.60.pdf](http://frap.fire.ca.gov/webdata/maps/riverside_west/fhszs_map.60.pdf)

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

**Less than Significant Impact.** The project site is identified by the CalFire Riverside County (West) Fire Hazard Map as being within a high fire hazard area. However, the project site is located within a partially developed area and the project would be required to comply with California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, (included as PPP HAZ-1) which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, sprinkler systems, and fire flows. These requirements would be checked by the County prior to approving building permits for the project. The design of the proposed project in addition to compliance with state and County fire regulations, that would be verified at the time of permit processing, would provide that impacts related to wildland fire hazards would be less than significant.

Existing Plans, Programs, or Policies:

The plans, programs, or policies that are related to hazardous fire areas and relevant to the proposed project includes the following:

**PPP HAZ-1: Riverside County Municipal Code Chapter 8.32, Fire Code.** As listed previously in Response 22.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY: Would the project</b>				
<b>25. Water Quality Impacts</b>				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Drainage Report, prepared by Proactive, 2018 (Drainage 2018), included as Appendix K; Water Quality Management Plan (WQMP 2018), EVMWD 2015 Urban Water Management Plan (UWMP 2015). Accessed: <https://www.emwd.org/home/showdocument?id=1506>

**a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite?**

**Less than Significant Impact.**

**Construction.** Construction of the proposed project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, construction requires County approval of a grading and erosion control plan per the State General Permit to Discharge Storm Water Associated with Construction Activities (NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer (included as PPP WQ-1). The grading and erosion control plan and SWPPP are required for plan check and approval by the County’s Building and Safety Division prior to provision of permits for the proposed project and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include: use of

silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as further described in the response below). Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

**Operation.** As described by the Drainage Study prepared for the project and as required by the State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002, the runoff generated by the proposed project would be conveyed into landscape areas and catch basins. Once in the catch basins the storm water would flow through the proposed storm drain line and into a bioretention basin located at the eastern edge of the site. Additionally, storm water runoff from Street C would flow through a rip rap feature that would serve as filtration before entering the bioretention basin. This drainage system also filter, retain, and slowly discharge drainage, such that drainage would be controlled and would not result in substantial erosion or siltation on- or offsite. In addition, a WQMP has been developed, and is required to be approved and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the standard permitting and inspection process (included as PPP WQ-2).

The project site does not include, nor is adjacent to, a stream or river; however, a riparian drainage feature exists on the easternmost portion of the site, which would be located in an open space area, and would not be disturbed as part of the proposed project. As described previously in Response 18b) the Clinton Keith Road extension project is anticipated to impact the northernmost 0.28-acre portion of the drainage feature and would be required to implement mitigation and permitting prior to construction and based on conditions at the time of permit request that would be identified by the permitting agencies (USACE, CDFW, and RWQB) to ensure that drainage and erosion related impacts from the roadway project are less than significant. Therefore, both project and cumulative impacts related to the adjacent roadway project would be less than significant.

**b) Violate any water quality standards or waste discharge requirements?**

**Less than Significant Impact.** The project site is within the Santa Margarita Watershed Region of Riverside County and under the jurisdiction of the RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters are implemented through the County's standard permitting process.

**Construction.** Construction of the proposed project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer. The SWPPP (included as PPP WQ-1) is required for plan check and approval by the County's Building and Safety Division, prior to provision of permits for the project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding

- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs, which would be verified by the County’s Building and Safety Division through the standard permitting and inspection process would ensure that activities associated with construction would not violate any water quality standards or waste discharge requirements, and impacts would not occur.

**Operation.** The proposed project would introduce new residential development to the project site that would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 (included as PPP WQ-2) the proposed project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design that includes a rip rap feature and a bioretention basin to increase onsite infiltration of runoff.

Additionally, source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and the bioretention basin is sized to capture and control all the increased runoff from the developed areas, and remove coarse sediment, trash, and pollutants (i.e., nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The types of BMPs that would be implemented as part of the proposed project are listed in Table HWQ-1.

**Table HWQ-1: Types of BMPs Incorporated into the Project Design**

Type of BMP	Description of BMPs
LID Site Design	<u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow to a rip rap feature and/or a bioretention basin that would slow, retain, and filter runoff.
	<u>Use pervious surfaces:</u> Landscaping and onsite infiltration areas are incorporated into the project design to increase the amount of pervious area and onsite retention of runoff.
Source Control	<u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words “Only Rain Down the Storm Drain,” or equivalent message.
	<u>Need for future indoor &amp; structural pest control:</u> Buildings would be designed to avoid openings that would encourage entry of pests.
	<u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the following: <ul style="list-style-type: none"> <li>• Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.</li> <li>• Consider using pest-resistant plants, especially adjacent to hardscape.</li> <li>• To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions</li> </ul>
	<u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.
	<u>Sidewalks and Streets:</u> Sidewalks and streets shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.
Treatment Control	<u>Biofiltration Systems:</u> The bioretention basin proposed for the project would detain runoff, filter it prior to discharge.

With implementation of the operational BMPs that would be required by the County pursuant to the NPDES permit, which would be verified during the permitting process for the proposed project (per PPP WQ-2), potential pollutants would be reduced to the maximum extent feasible, and the proposed project would not violate any water quality standards or waste discharge requirements. Therefore, less than significant impacts would not occur.

**c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

**Less than Significant Impact.** The proposed project would not deplete groundwater supplies. The Eastern Municipal Water District (EMWD) provides water serves to the project area, which receives a large portion of water from imported sources. Groundwater supplies between 12.4 and 6.2 percent of the District's total water supply and imported water supplies between 46 and 62 percent (UWMP 2015). The project area overlies the San Jacinto Groundwater Basin, which is managed by a watermaster to ensure that groundwater production is within safe yield limits (UWMP 2015). Because the project would not pump water from the project area (as water supplies would be provided by EMWD), of which most of is imported, the proposed project would not result in a substantial depletion of groundwater supplies.

In addition, although the project would incorporate impervious paved surfaces to the site that would restrict water infiltration in those areas, development of the proposed project would result in large areas of pervious surfaces that include 3.5 acres of open space in addition to residential landscaping areas that would infiltrate water into the basin. The project also includes installation of a bioretention basin that would treat and infiltrate storm water. As a result, the proposed project would not substantially 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) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

**Less than Significant Impact.** The majority of the project site is undeveloped and pervious. Elevations of the site range from approximately 1,326 feet near the southeast corner of the site to approximately 1,372 feet on the southwest side of the property. In general, the western portion of the site slopes towards the east while the eastern portion slopes to the south/southeast. In response to these elevation changes stormwater that does not infiltrate into the onsite soils flows toward the east in the western portion of the site and towards the south/southeast in the eastern portion of the site (Geo 2017).

Development of the proposed project would result in 216,911 square feet of impervious surfaces (WQMP 2017). As described above in Response 25.a), the runoff generated by the proposed project would be conveyed to landscape areas and catch basins that would filter, retain, and slowly discharge runoff into a bioretention basin located at the eastern edge of the site. The onsite drainage and bioretention basin system has been sized to accommodate the anticipated flows from development of the project, and would control drainage, such that it would not exceed the capacity of the existing and planned stormwater drainage system. The requirements for approval of a WQMP include demonstration that the stormwater drainage and infiltration systems proposed for the project are designed to ensure that the Design Capture Volume would be accommodated. The Design Capture Volume for the proposed project is 6,869 cubic feet and the proposed capacity of the bioretention system within the detention basin is 8,538 cubic feet (WQMP 2017). Thus, not only would the Design Capture Volume be accommodated, the proposed infrastructure would accommodate an additional 1,669 cubic feet of runoff.

The rip rap feature filtering runoff from Street C and the bioretention basin would remove heavy particulates, debris, trash, oil and grease, sediment and other particulates from runoff. Additionally, an SWPPP and a WQMP (included as PPP WQ-1 and WQ-2) are required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified during the County's standard review and permitting process to ensure that the proposed project would not provide additional sources of polluted runoff. Therefore, impacts related to polluted runoff would be less than significant.



**e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**

**Less than Significant Impact.** The project site is not mapped as within a 100-year flood hazard area. As described by the Drainage Report, the Federal Emergency Management Agency Flood Insurance Rate Map Number 06065C2710G indicates that the site is within Flood Hazard Zone “D” (Other Areas) – an area where there are possible but undetermined flood hazards (Drainage 2018). As a result, the Drainage Study was prepared and identified infrastructure to protect the project from 100-year storm flows. The proposed storm drain system and detention basin were designed with the capacity to accommodate 100-year storms (Drainage 2018). In addition, the proposed building pads are above the 100-year storm water surface elevation, which would be verified during the County’s standard review and permitting process. Therefore, impacts related to housing within a 100-year flood zone, would be less than significant.

**f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

**Less than Significant Impact.** As described above, the project site is within Flood Hazard Zone “D” (Other Areas) – an area where there are possible but undetermined flood hazards (Drainage 2018). As a result, proposed storm drain system and detention basin were designed with the capacity to accommodate 100-year storms (Drainage 2018). The proposed drainage system would redirect flows through the system to catch basins, filtration media, and a bioretention basin that would drain to an existing drainage course. The redirection of flows would provide 100-year storm flow capacity, reduce the velocity of flows, and filtration of pollutants, which thereafter, the flows would be conveyed to an existing drainage course. Thus, impacts related to redirection of flood flows would be less than significant. In addition, the proposed project would accommodate flood flows and no flows would be impeded by implementation of the project.

**g) Otherwise substantially degrade water quality?**

**Less than Significant Impact.**

**Construction.** Construction of the proposed project is not expected to pose any additional threats to water quality not already identified above. The project would be required to have an approved grading and erosion control plan and approval of a SWPPP (included as PPP WQ-1), which would include construction BMPs to minimize the potential for construction related sources of pollution, which would be implemented during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the proposed project would be less than significant.

**Operation.** Operation of the proposed project is not expected to pose any threats to water quality in addition to those described above. As described, the proposed project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be outlined in a WQMP and required by the County during the project permitting and approval process (included as PPP WQ-2), potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not substantially degrade water quality. Therefore, impacts would be less than significant.

**h) Include new or retrofitted stormwater treatment control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?**

**Less than Significant Impact.** The proposed project would install an onsite stormdrain system and bioretention basin that would retain and treat stormwater. The system would only contain runoff periodically, which would slowly filter and discharge. The drainage system has been designed to maintain the flow of runoff, and it would not retain water long enough for an increase in vectors or odors to occur. Thus, the proposed stormwater treatment control BMPs would result in a less than significant impact.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to hydrology and water quality and relevant to the proposed project includes the following:

**PPP WQ-1: SWPPP.** As listed previously in Response 17.

**PPP WQ-1: WQMP.** As listed previously in Response 17.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Floodplains</b>				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>		R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” and Drainage Report, prepared by Proactive, 2018 (Drainage 2018), included as Appendix K and HEC-RAS Analysis for Tract Map 37294, prepared by JLC Engineering & Consulting, Inc., included as Appendix L.

**a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite?**

**Less than Significant Impact.**

**Construction.** As detailed previously in Response 25.a), construction of the proposed project would require County approval of a SWPPP (included as PPP WQ-1) that would include construction BMPs to ensure that an increase in the rate of amount of runoff would not increase. With implementation of the required SWPPP the potential of construction activities to result in an increase in the amount of runoff would be less than significant.

**Operation.** As detailed previously in Responses 25.a) and c), runoff generated by the proposed project would be conveyed to an onsite storm water drainage system that includes catch basins and a bioretention system that would filter, retain, and slowly discharge runoff into a detention basin, such that drainage would be controlled and would not result in an increase in runoff that could result in on or offsite flooding. The drainage system has been designed to meet the storm water needs of the proposed project (Drainage 2018). The WQMP prepared for the project details that the Design Capture Volume for the proposed project is 6,869 cubic feet and the proposed capacity of the bioretention system within the detention basin is 8,538 cubic feet (WQMP 2017). Thus, not only would the

Design Capture Volume be accommodated, the proposed drainage infrastructure would accommodate an additional 1,669 cubic feet of runoff. Thus, the stormwater generated by the project would not result in flooding on or offsite.

Additionally, a HEC-RAS Analyses was prepared for the 100-year flow rates and to determine a pre-project and post-project condition for the existing flood plain. The HEC-RAS analysis demonstrates that the project would not substantially alter the existing drainage pattern of the site or area. Therefore, the proposed project would not substantially increase the rate or amount of surface runoff that could not result in flooding on-or offsite.

Also, the project site does not include, nor is adjacent to, a stream or river; however, a riparian drainage feature exists on the easternmost portion of the site, which would be located in an open space area, and would not be disturbed as part of the proposed project. As described previously, the Clinton Keith Road extension project is anticipated to impact the northernmost 0.28-acre portion of the drainage feature and would be required to implement mitigation and permitting prior to construction and based on conditions at the time of permit request that would be identified by the permitting agencies (USACE, CDFW, and RWQB) to ensure that drainage impacts from the roadway project are less than significant. Therefore, both project and cumulative impacts related to the adjacent roadway project would be less than significant.

**b) Changes in absorption rates or the rate and amount of surface runoff**

**Less than Significant Impact.** The project site is currently undeveloped and has a pervious surface. The proposed project would include development of buildings, driveways, and parking areas that would result in a substantial increase of impervious surfaces. However, as described previously, the proposed project would install an onsite stormwater drainage system that would include catch basins and a bioretention basin to capture and retain runoff. These drainage facilities have been designed to meet the stormwater needs of the proposed project. As a result, implementation of the proposed project would not substantially change absorption rates or increase the rate or amount of surface runoff, and impacts would be less than significant.

**c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?**

**Less than Significant Impact.** The County General Plan Safety Element Figure S-10, Dam Failure Inundation Zones, shows that the project site could be within a dam inundation area. However, to control 100-year storm water and potential dam inundation flows the project includes a riser spillway and a 14-foot wide catch basin on the southeast portion of the site between parcels 45 and 46 that would drain 100-year stormflows and dam inundation flows into the existing drainage course. In addition, the proposed building pads are above the 100-year storm water surface elevation, which would put them above potential dam inundation flows and would be verified during the County's standard review and permitting process. Therefore, the project would not expose people or structures to significant risks related to flooding as a result of the failure of a levee or dam, and impacts would be less than significant.

**d) Changes in the amount of surface water in any water body?**

**No Impact.** The closest water bodies are Skinner Reservoir, which is over 3 miles east the project site and Diamond Valley Lake that is 5.5 miles to the northeast of the project site. As described in Response 26.a), the project site includes a riparian drainage feature in the easternmost portion of the site. However, as described in the previous responses, implementation of the proposed project would not substantially alter the drainage patterns of the project site. Runoff that is not infiltrated into landscaped and pervious areas onsite would drain to an onsite stormwater system that includes catch basins and a bioretention basin that would retain, filter, and slowly discharge runoff to ensure that runoff is controlled. Therefore, the proposed project would not result in a change in the amount of surface water in a water body, and impacts would not occur.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to flood plains and relevant to the proposed project includes the following:

**PPP WQ-1: SWPPP.** As listed previously in Response 17.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE/PLANNING: Would the project</b>				
<b>27. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan; Riverside County Zoning Ordinance; and Riverside County Parcel Report. Accessed: [https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public).

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

**Less than Significant Impact.** The majority of the site is undeveloped; however, the south/southwestern portion of the site is occupied by remnants of buildings and associated improvements such as concrete pads, fencing, utility lines, etc.; an existing single-family residence and a barn structure located near Los Alamos Road; and the south/southwestern 4.7-acre portion of the site contains rows of olive trees. The proposed project would alter the existing use of the project site and develop 48 single family residences within the 12.5-acre site, which would result in 3.84 gross dwelling units per acre, also provides one (1) water quality basin and four (4) open space lots.. This density would be consistent with the existing General Plan Land Use of Medium Density Residential that allows 2-5 units per gross acre. In addition, the project includes a zone change from R-R (Rural Residential) to R-4 (Planned Residential) to allow for 5,000 square foot lots that are surrounded by 3.5-acres of open space.

Although the project would alter the uses of the site, the proposed single-family residential uses are consistent with the existing land uses to the north, northeast, and east of the site; and are consistent with the General Plan designated uses. The proposed zone change and the 3.5 acres of open space would provide for setbacks from adjacent uses and natural drainage features to remain, which is consistent with the present use of this portion of the site and rural areas to the south. Overall, the proposed project would alter the existing land uses to be consistent with the General Plan planned residential uses. Therefore, impacts would be less than significant.

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

**Less than Significant Impact.** The proposed project site is located within the City of Murrieta sphere of influence. The Murrieta General Plan Land Use map identifies the project site, and areas to the north and south of the site, for single-family residential uses with a base density of 1.1 through 10.0 units per acre; and the parcels west of the project site for large lot residential uses with a base density of 0.1 through 1.0 unit per acre.

The proposed project would develop 48 single-family residences, which would result in 3.84 gross dwelling units per acre. This density would be consistent with the Murrieta General Plan designation for single-family residential that allows 1.1 through 10.0 units per acre. Thus, the proposed project would not conflict with the planned land uses in the Murrieta sphere of influence. Additionally, the proposed single-family residences are consistent with the planned residential uses in the sphere of influence that are adjacent to the site. Thus, impacts related to a city sphere of influence or land within another county would be less than significant.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to land use and planning are applicable to the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning: Would the project</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Land Use Element Table LU-4, Land Use Designations Summary; Riverside County Parcel Report. Accessed: [https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

**a) Be consistent with the site's existing or proposed zoning?**

**Less than Significant Impact.** The project includes a zone change from R-R (Rural Residential) to R-4 (Planned Residential) to allow for 5,000 square foot lots that are surrounded by 3.5-acres of open space on the project site. The zone change and open space would provide for setbacks from adjacent uses and natural drainage features to remain, which is consistent with the present use of this portion of the site and rural areas to the south. The proposed single-family residential uses would be on lots that range in size from 5,017 square feet to 7,998 square feet, which would be consistent with the proposed R-4 zone requirement of the minimum lot area for individual lots used as a residential buildings to be 3,500 square feet. Additionally, lots would be a minimum of 50 feet wide, residences would be setback consistent with the zoning, and residences would be a maximum of 2-stories (40 feet) in height, as required by the R-4 zone. Therefore, the proposed project would be consistent with the proposed zoning and impacts would be less than significant.

**b) Be compatible with existing surrounding zoning?**

**Less than Significant Impact.** The proposed project would provide for single-family residential uses that would be similar in character to the existing R-1 zoning designation to the north that allows single-family residences. The minimum lot size in the R-1 zone is larger-7,200 square feet-but the existing development and the proposed project both are single-family detached homes that are and allow up to two stories. County road design, fencing and landscaping requirements are applicable to both projects, which leads to similar designs. In addition, the proposed project includes 9 lots that exceed 7,200 square feet and 14 lots that are more than 6,000 square feet in size.

Areas to the west, east, and south of the site have a zoning designation of R-R (Rural Residential) that allows a maximum of 1 dwelling unit per 0.5 acre. Although the R-R zoning designation provides for larger lot sizes, the allowable development consists of single-family residential, which is consistent with the proposed project. In addition, the proposed project provides a transition from the lower density R-R zoned areas to the higher density R-1 zoned areas and the proposed project. Therefore, the proposed project would be compatible with the existing surrounding zoning and impacts would be less than significant.

**c) Be compatible with existing and planned surrounding land uses?**

**Less than Significant Impact.** The proposed project would provide for single-family residential uses that would be consistent with the existing Medium Density Residential (MDR) land use designation that is to the north, east, and south of the project site and allows for residential units at a density of 2-5 units per acre. As described previously, the proposed project would result in 3.84 residential units per gross acre, which is consistent with the 2-5 units per acre range. In addition, the areas west of the site are designated for Low Density Residential (LDR) and allow a maximum of 2 units per acre, which is also compatible with the proposed single-family residential uses. Therefore, the proposed project would be compatible with planned surrounding land uses, and impacts related to existing and planned land use compatibility would be less than significant from implementation of the proposed project.

**d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?**

**No Impact.** The project site has a General Plan land use designation of Medium Density Residential (MDR) that allows for residential units at a density of 2-5 units per acre. As described previously, the proposed project would result in 3.84 residential units per gross acre, which is consistent with the 2-5 units per acre range, thus would be consistent with the land use designations of the General Plan. The project is consistent with all other policies of the General Plan; and therefore is consistent with the overall General Plan and impacts would not occur.

**e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?**

**No Impact.** The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The proposed project site is undeveloped and surrounded on three sides by roadways, and one side by equipment storage uses. Beyond the adjacent roadways, land uses include tracts of single-family residential, areas of rural residential and open space, which are consistent with the proposed single-family residential and open space uses proposed by the project. The proposed project would develop the generally undeveloped site, and provide onsite roadways to serve the project area and connect to DeCaron Street. These new roads would not change any existing street systems or divide any developed areas. Overall, implementation of the proposed project would not physically divide an established community, and impacts would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to planning are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES: Would the project</b>				
<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area". California Geological Survey Information Warehouse Mineral Land Classification Mapping. Accessed: [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/sr\\_231/TemescalValley\\_MRZ\\_Plate1.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/sr_231/TemescalValley_MRZ_Plate1.pdf)

**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?**

**No Impact.** The project area is classified as MRZ-3, which means that it is an area where the significance of mineral deposits is undetermined. Therefore, the project area is not considered to be an area of known mineral resources, and impacts related to known mineral resources would not occur.

**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?**

**No Impact.** The project site has been historically used for agriculture and residential uses and is not considered to be an area of known mineral resources. In addition, the project site is not identified as a locally-important mineral resources recovery site on any land use plan. Therefore, the project would not have the potential to result in the loss of availability of a locally-important mineral resource recovery site delineated in the General Plan, so no impacts would occur.

**c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?**

**No Impact.** There are no existing surface mines or state classified/designated mining areas in the vicinity of the project site. Thus, impacts related to incompatible land uses in mine areas would not occur from implementation of the project.

**d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?**

**No Impact.** As described above, no existing or abandoned quarries or mines exist in or adjacent to the project site. Thus, impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed project.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to mineral resources are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**NOISE:** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

- |                            |                          |                              |
|----------------------------|--------------------------|------------------------------|
| NA - Not Applicable        | A - Generally Acceptable | B - Conditionally Acceptable |
| C - Generally Unacceptable | D - Land Use Discouraged |                              |



**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

Source: Riverside County General Plan Figure S-20 "Airport Locations." Riverside County Airport Compatibility Plan for the French Valley Airport. Accessed: <http://www.rcaluc.org/Portals/0/15%20-%20Vol.%201%20French%20Valley%20Amd%202011.pdf?ver=2016-08-15-151151-090>

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

**No Impact.** The project site is located approximately 1.25 miles north of the French Valley Airport and is not located within the noise contour of the airport. Due to the distance from the French Valley Airport, the project would not expose people residing or working in the project area to excessive noise levels. No impact would occur.

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

**No Impact.** The project site is not located in the vicinity of an airstrip and would not expose people residing or working in the project area to excessive noise levels related to the heliport.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to airport noise are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**31. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan"

**No Impact.** The project site is not located within the vicinity of a railroad, and development on the project site would not expose people to railroad noise. Impacts related to railroad noise would not occur from implementation of the proposed project.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to railroad noise are applicable to the project.

Mitigation: No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Highway Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Noise Impact Analysis (NOISE 2018), prepared by Hans Giroux & Associates, included as Appendix J; and the Focused Traffic Impact Analysis (TIA 2018), prepared by Urban Crossroads, included as Appendix B.

**No Impact.** The project site is approximately 0.5 miles west of Highway 79 and the site is not impacted by highway noise. However, Clinton Keith Road, which will be adjacent to the project site, is being extended to connect to SR-79 in the near future, which would increase vehicular noise from Clinton Keith Road. Impacts related to highway noise would not occur from implementation of the proposed project, and impacts related to noise from Clinton Keith Road and other adjacent roadways is provided below in Response 34.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to highway noise are applicable to the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Noise Impact Analysis (NOISE 2018), prepared by Hans Giroux & Associates and is included as Appendix H.

**No Impact.** The project site is not subject to any existing noise sources that could impact the proposed project, or that could be impacted by the proposed project. Therefore, impacts related to other noise would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to other noise are applicable to the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan, Riverside County Ordinance Nos. 847 (Regulating Noise), Noise Impact Analysis (NOISE 2018), prepared by Hans Giroux & Associates, included as Appendix J; and the Focused Traffic Impact Analysis (TIA 2018), prepared by Urban Crossroads, included as Appendix B.

**Existing Ambient Noise**

The ambient noise levels in the project area are dominated by traffic-related noise associated with the existing roadways. Various noise measurements have found existing traffic noise levels to be in the low 50-dB range (Noise 2018). These noise levels are within the County’s acceptable limits for residential uses (60 CNEL) (Noise 2018).

**General Plan Noise Element Policy N 4.1:** This policy sets an exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

**Ordinance No. 847: Regulating Noise in Riverside County:** Noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

**Noise Thresholds**

Pursuant to Riverside County Noise Ordinance regulations, noise generated by the project would be significant if noise at a “habitable dwelling, hospital, school, library or nursing home” exceeds 45 dBA for more than 10 minutes between the hours of 10:00 p.m. and 7:00 a.m.; or 65 dBA for more than 10 minutes between the daytime hours of 7:00 a.m. and 10:00 p.m.

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

**Less than Significant Impact.**

**Existing Noise Levels.** As described above and in Sections 2.2 and 2.3, the site has an existing single-family home and a barn structure and is surrounded by single-family residential development, light industrial uses, and a recently completed extension of Clinton Keith Road. Existing traffic noise levels, which is the dominant noise feature in the area are in the low 50-dB range.

**Traffic Generated Noise.** As described in Section 44, Transportation/Traffic, the project would generate 36 trips in the a.m. peak hour, 48 trips in the p.m. peak hour (TIA 2018). The increase in traffic resulting from implementation of the proposed project would increase the ambient noise levels at residential uses located in proximity to the proposed project area. However, the Noise Impact Analysis that was prepared for the project estimated increases in roadway noise levels on Clinton Keith Road due to increased use once the extension is completed and a corresponding decrease in traffic levels on Los Alamos due to the shift in traffic patterns to the former road from the latter. Vehicular trips from development of the new single-family residential units would generate less than the 3 dB threshold; therefore, project generated traffic noise is less than significant impact.

In addition, the Noise Impact Analysis describes that in the short-term, before the Clinton Keith Road extension is completed, residential lots 33-43 along the southern perimeter would receive noise levels of 67.8 dBA CNEL by traffic on Los Alamos Road. However, after completion of the Clinton Keith Road extension traffic would be diverted and use of Los Alamos Road would be minimal. However, the vehicular noise would shift to residential lots 46-48, which would receive vehicular noise levels of 67.4 dBA CNEL. However, residential lots 33-43 and 46-48 are

proposed to be bound by 6-foot high block walls, which would reduce vehicular noise at these residential lots to below 65 dBA (NOISE 2018). Thus, impacts related to vehicular noise would be less than significant with implementation of the proposed walls. Therefore, impacts related to a substantial permanent increase in ambient noise levels would be less than significant.

**Stationary Noise (HVAC Units).** The nearest existing residential property line to a new residential unit Heating, Ventilation, and Air Conditioning (HVAC) system on the project site would be approximately 25 feet and are bound by a 6-foot block wall. Specific HVAC systems that would be used on the project site are unknown at this stage of the project design; however, analysis using a typical large-sized residential condenser mounted on ground level pads provides a reasonable basis for analysis. The unit used in this analysis is a Carrier 38HDR060 split system condenser. The manufacturer’s noise data states that the unit generates a noise level of 56 dBA at a distance of 7 feet, and a noise level of 50 dBA at a distance of 14 feet. At a distance of 25 feet, the HVAC units would generate approximately 43 dBA and the existing 6-foot cement wall would reduce noise an additional 5 dBA to result in a noise level of approximately 38 dBA at the nearest existing residential property. Thus, residential HVAC units would not generate a substantial permanent increase in ambient noise levels and impacts from residential HVAC equipment would be less than significant.

**Other Operational Noise.** In addition to traffic-generated noise, operational noise for single-family homes is primarily associated with mechanical equipment such as the HVAC, pool and spa equipment. Such equipment would not generate noise levels that would be of a magnitude that would disturb the existing off-site sensitive receptors and are subject to the **Riverside County General Plan and County Ordinance No. 847** related to fixed operational noise. Thus, equipment-related noise levels generated by the proposed project would not cause a substantial permanent increase in ambient noise levels at the nearby offsite sensitive receptors above existing levels without the project. As a result, the proposed project would not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and impacts would be less than significant.

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

**Less than Significant with Mitigation Incorporated.** Operational noise levels are addressed in response a) above; this section addresses temporary construction noise. Construction of the proposed project would involve grubbing, grading, excavation and re-compaction of soils, utility and infrastructure installation, building construction, roadway pavement, and architectural coatings. Construction of the proposed project would require use of heavy equipment that would increase noise levels in the immediate project area. The noise from construction activity would fluctuate depending on the particular type, number, and duration of use of construction equipment.

The FTA has compiled data for typical equipment that are listed in Table N-1.

**Table N-1: Construction Equipment Noise Levels**

<b>Construction Equipment</b>	<b>Noise Level (dBA, L<sub>eq</sub> at 50 feet)</b>
Air Compressor	81
Compactor	82
Concrete Mixer	85
Concrete Pump	82
Dozer	85
Generator	81
Grader	85
Jack Hammer	88
Loader	85
Paver	89
Roller	74
Saw	76
Scraper	89
Truck	88

Source: FTA 2006

The proposed project would be subject to compliance with County Ordinance No. 847, Section 2, (included as PPP NOI-1) which requires construction to not occur between the hours of 6:00 p.m. and 6:00 a.m. from June through September, and between the hours of 6:00 p.m. and 7:00 a.m. from October through May. Thus, the increase in noise levels at offsite receptors during construction of the project would be intermittent and temporary in nature and would not generate continuously high noise levels. Additionally, the construction noise levels at each of the offsite receptor locations would be the loudest when construction activities are occurring at an area within the project site that is nearest to the offsite location, the majority of the time noise levels at these offsite locations would be reduced as construction activities conclude or move to another more distant location of the project site. Thus, the highest noise levels that would be experienced by the offsite receptors would only occur for a limited duration during construction of the proposed project.

However, the ambient exterior noise levels at the nearest offsite residential properties would experience an increase in noise levels during construction of the proposed project. Therefore, Mitigation Measure NOI-1 is included to implement a noise reduction plan during construction. With implementation of Mitigation Measure NOI-1, as well as compliance with Ordinance No. 847 (included as PPP NOI-1), short-term construction noise impacts would be reduced to less than significant levels.

**c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

**Less than Significant Impact.**

**Construction Generated Noise.** As described in the previous response, construction of the proposed project would result in a temporary and periodic increase in noise. The proposed project would be subject to compliance with Ordinance No. 847, Section 2 (included as PPP NOI-1), which exempts construction noise provided that construction of projects located within one-quarter mile from an inhabited dwelling does not occur between the hours of 6:00 p.m. and 6:00 a.m. from June through September, and between the hours of 6:00 p.m. and 7:00 a.m. from October through May. With compliance to the required construction hours, impacts related to construction related to generation of noise levels in excess of established standards would be less than significant.

**Traffic Generated Noise.** As described previously, the project would generate 36 trips in the a.m. peak hour, 48 trips in the p.m. peak hour (TIA 2018). Project traffic noise is addressed in response a) above. Vehicular noise affecting the project site would be generated from Clinton Keith Road and Los Alamos Road that would affect residential lots 33-43 and 46-48. However, these lots are proposed to be bound by 6-foot high block walls, which would reduce vehicular noise to below 65 dBA (NOISE 2018). Thus, impacts related to vehicular noise would be less than significant with implementation of the proposed walls. Therefore, impacts related to exposure of noise in excess of standards would be less than significant.

**Stationary Noise (HVAC Units).** As described previously, the nearest existing residential property line to a new residential unit Heating, Ventilation, and Air Conditioning (HVAC) system on the project site would be approximately 25 feet and are bound by a 6-foot block wall. The HVAC systems are estimated to generate a noise level of 38 dBA at the nearest existing residential property. Thus, residential HVAC units would not result in exposure of noise in excess of standards and impacts would be less than significant.

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

**Less than Significant with Mitigation Incorporated.** Per the FTA's vibration threshold for sensitive buildings, residences, and institutional land uses under conditions where there are an infrequent number of events per day. The applicable threshold for this project is 80 vibration decibels (VdB) at residences (FTA, 2006). Any "excessive" groundborne vibration that would occur from the project would be generated during project construction. Equipment used during construction of the proposed project that would generate the highest levels of vibration include the following:

- Large bulldozer: vibration level of 87 at 25 feet

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

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

During operation of the residential land uses, the proposed project would not involve the use of heavy machinery or generate heavy-duty truck trips that are often associated with large commercial or industrial uses. As such, no sources of “excessive” groundborne vibration or noise levels are anticipated to occur during project operations.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to noise and relevant to the proposed project includes the following:

**PPP NOI-1: Ordinance No. 847: Regulating Noise in Riverside County.** Noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

Mitigation:

**Mitigation Measure NOI-1: Construction Plan:** The project’s construction plans and grading specifications shall state that a construction noise reduction plan be submitted to the County and approved prior to issuance of a grading permit. The plan must include the following:

- Identification of the location of construction equipment and how the noise from this equipment will be reduced during construction of the project using: a) temporary noise attenuation fences; b) preferential location of equipment; and c) use of current noise suppression technology and equipment.
- Detail that all construction equipment shall utilize noise reduction features (mufflers, engine shrouds, etc.) that are at least as effective as those originally installed by the manufacturer.
- Description of the simultaneous operation of the loudest equipment to reduce the length of the highest equipment noise volumes.
- Requirements for all project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs).
- Post signs requiring hearing protection be worn in areas where noise levels are routinely expected to exceed 80 Dba.

**Mitigation Measure NOI-2: Vibration:** The project’s construction plans and grading specifications shall state that large loaded trucks and dozers (greater than or equal to 80,000 pounds) shall not be used within 50 feet of the eastern boundary of the project site. Instead, smaller, rubber-tired bulldozers (less than 80,000 pounds) or equivalent alternative equipment shall be used within this area during project construction.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

---

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

---

	Mitigation Incorporated			
<b>POPULATION AND HOUSING: Would the project</b>				
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Housing Element; California Employment Development Department Labor Market info (EDD 2018).

**a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**

**Less than Significant Impact.** The project site is largely undeveloped and only includes one housing unit. Implementation of the proposed project would develop 48 single-family residences, which would provide additional housing in the project area. So, the project would add housing, not displace substantial numbers of existing housing, and would not necessitate the construction of replacement housing. As a result, impacts would be less than significant.

**b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?**

**No Impact.** The proposed project would provide additional single-family housing in the project area, which would not be affordable to households earning 80% or less of the County's median income. However, the provision of the proposed housing, would not generate a demand for very low income housing, and impacts would not occur.

**c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**No Impact.** The project site is largely undeveloped and only includes one housing unit. Implementation of the proposed project would develop 48 single-family residences that would provide additional housing in the project area and would not necessitate the construction of replacement housing. As a result, impacts would not occur.

**d) Affect a County Redevelopment Project Area?**

**No Impact.** The proposed project has an existing general plan land use and zoning designation for residential uses and does not include a County Redevelopment Area. In addition, the Redevelopment Agency for the County of Riverside was dissolved in February 2012 and Redevelopment Agency development projects are no longer active within the County. Thus, the proposed project would not affect a Redevelopment Project Area, and impacts would not occur.

**e) Cumulatively exceed official regional or local population projections?**

**Less than Significant Impact.** The proposed project would develop 48 single-family residences that would result in additional population on the project site, as only one single-family residence exists. The U.S. Census Bureau data



provides that in 2016 there were 2,323,892 residents within the County of Riverside. As shown in Table P-1, the population of the County is anticipated to grow by 6.7 percent between 2016 and 2020.

**Table P-1: County of Riverside SCAG Projected Population**

	Population
<b>Actual 2016<sup>1</sup></b>	2,323,892
<b>2020 SCAG Projections<sup>2</sup></b>	2,479,800
<b>Increase</b>	155,908 (6.7%)

Source: <sup>1</sup>Census American Factfinder, <sup>2</sup>SCAG 2016 Growth Forecast by Jurisdiction.

Based on the existing average household size of 3.16 persons per household, the 48 residences that would be developed on the project site would result in approximately 152 residents at full occupancy. The 152 residents of the project would consist of 0.09 percent of the anticipated population growth between 2016 and 2020. This percentage is minimal and would not cumulatively exceed the 6.7 percent population growth projection. Thus, impacts related to population projections would be less than significant.

**f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

**Less than Significant Impact.** As described in the previous response, the proposed project would develop 48 residences that would result in approximately 152 residents at full capacity, which would equate to 0.09 percent of the anticipated population growth between 2016 and 2020. This population growth is within the SCAG population projections. Thus, the proposed project would not induce substantial population growth directly.

The project would develop onsite water and wastewater infrastructure that would be sized to specifically accommodate the project and would connect to existing offsite water and sewer lines. Thus, the development of infrastructure to serve the site would not induce growth, and impacts would be less than significant.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to population and housing are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Safety Element, Ordinance Nos. 460 (Regulating the Division of Land) and 659 (Development Impact Fees), Riverside County Fire Department Website, Accessed: [www.rvcfire.org/](http://www.rvcfire.org/).

**Less than Significant Impact.** The Riverside County Fire Department provides fire protection and emergency medical services to the project area. The nearest fire station is Station 83, which is 2 miles from the project site at 37500 Sky Canyon Drive and within the Fire Department’s targeted response time of 5 minutes for emergency calls for service.

The proposed project would provide 48 single-family residences that would result in approximately 152 residents at full occupancy. This residential population is expected to create the typical range of service calls to OCFA that

are largely related to medical emergencies. However, the project is within the existing service area of the fire station, adjacent to similar single-family residential uses, and would result in a limited increase in population. Also, the proposed project is required to install water mains, fire flow, fire hydrants, and other required improvements for fire suppression pursuant to County Ordinance No. 460 (included as PPP PS-1) and the requirements in Municipal Code Chapter 8.32, Fire Code, which incorporates the Title 24, California Code of Regulations, Part 9 (included as PPP HAZ-1), which would be verified by the Fire Department as part of the project permitting process.

Additionally, County Ordinance 659 (included as PPP PS-2) requires payment of appropriate fees for funding and construction of fire facilities or expansion of facilities that are necessary to address direct and cumulative environmental effects generated by new development. With implementation of existing County Ordinances, which would be verified during the County's project permitting process, impacts related to fire protection services would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to fire services and relevant to the proposed project includes the following:

**PPP PS-1: County Ordinance No. 460: Fire Infrastructure Standards.** Ordinance No. 460 provides standards for water systems including fire suppression infrastructure that are required for each development.

**PPP PS-2: Ordinance No. 659: Development Impact Fees.** Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

**PPP HAZ-1: Riverside County Municipal Code Chapter 8.32, Fire Code.** As listed previously in Response 22.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Safety Element, Ordinance No. 659 (Development Impact Fees), Riverside County General Plan, Riverside County Sherriff Website Accessed: [www.riversidesheriff.org/](http://www.riversidesheriff.org/).

**Less than Significant Impact.** Law enforcement in the project area is provided by the Riverside County Sheriff Department (RCSD), which is also contracted to provide law enforcement services to 15 incorporated cities. Services provided by the RCSD include: First Responder Service, Police Services, Search and Rescue Services, Emergency Response Services, Mutual Aid Coordination Services, Enforcement of Criminal Law on Tribal Lands, Jail System Services, Court Services, Coroner-Public Administrator Services, and Joint Task Force Services. The closest RCSD station serving the project area is the Southwest Station located at 30755-A Auld Road, Murrieta, which is approximately 2.3 miles from the project site. The General Plan staffing level for the RCSD is 1.5 officers per 1,000 residents.

The proposed project would result in an additional onsite population that could create the need for RCSD services. However, the project is within the existing service area of the Southwest Station, adjacent to similar single-family residential uses that require the same policing services and would result in a limited (152 person) increase in

population. Additionally, pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although a minor incremental increase could occur from implementation of the project, it would not result in the need for, new or physically altered sheriff facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur, and impacts would be less than significant. In addition, Riverside County Ordinance 659 (included as PPP PS-2) sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities. Overall, impacts related to sheriff services from implementation of the proposed project would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to sheriff services and relevant to the proposed project includes the following:

**PPP PS-2: Ordinance No. 659: Development Impact Fees.** As listed previously in Response 36.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Murrieta Valley Unified School District Website, accessed: [www.murrieta.k12.ca.us/](http://www.murrieta.k12.ca.us/)

**Less than Significant Impact.** The project area is served by the Murrieta Valley Unified School District. The schools that would serve the project site include the Mails Elementary School and the McElhinney Middle School, both located at 35185 Briggs Road, approximately 1.1 miles from the project site; and the Vista Murrieta High School located at 28251 Clinton Keith Road, which is 3.1 miles from the project site. Development of the proposed project would generate a new student population on the project site, which would be a portion of the 152 new residents, who would generally (unless homeschooled or attending a private school) attend one of these three schools. SB 50 (Chapter 407 of Statutes of 1998) that sets forth a state school facilities construction program, in which school districts (including the Murrieta Valley Unified School District) collect fees at the time of issuance of building permits for development projects to provide for school facilities. The existing the Murrieta Valley Unified School District development impact fee is \$3.48 per square foot for all new residential development, and \$0.56 per square foot for all commercial development. Pursuant to Government Code Section 65995 (implemented by PPP PS-3), payment of the school impact fees provides full and complete mitigation of school impacts. As a result, impacts to school facilities from the increase in students generated by the proposed project would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to school services and relevant to the proposed project includes the following:

**PPP PS-3: School Mitigation.** Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Murrieta Valley Unified School District related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation: No mitigation measures are required.

**Monitoring:** No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan and Ordinance No. 659 (Development Impact Fees).

**Less than Significant Impact.** The project area is served by the Riverside County Library District. The closest libraries to the project site include the Temecula Public Library located at 30600 Pauba Road, which is 9.9 miles from the project site, and the Grace Mellman Community Library located at 41000 County Center Drive, 6.6 miles from the project site. In addition, the Country Library System website provides a variety of resources remotely, and the need for library services are changing with the advent of increasing resources being available online and the availability of high speed internet services.

Implementation of the proposed residential development would increase the demand for library services; however, the 48 new residences would not substantially increase the need for library resources/services or square footage of library space. A majority of the residential units would be equipped with internet access, which provides access to many of the same resources provided by the library and would limit the increased need for physical library facilities and resources. In addition, the Riverside County Library System is funded by a 1.15 percent ad valorem property tax dedicated to the library. Implementation of the project would increase the value of property within the project site through the development of the single-family residences.

Additionally, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use, as included in by PPP PS-2. Therefore, impacts related to library services from implementation of the proposed project would be less than significant.

**Existing Plans Programs or Policies**

The mitigating plans, programs, or policies that are related to library services and relevant to the proposed project includes the following:

**PPP PS-2: Ordinance No. 659: Development Impact Fees.** As listed previously in Response 36.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

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

**Source:** Riverside County General Plan

**Less than Significant Impact.** The project would not result in the need to alter existing health services or result in the need to construct new health service facilities. There are numerous medical facilities in the project vicinity, including the Temecula Valley Hospital, Loma Linda University Medical Center in Murrieta, Kaiser Permanente Medical Center in Murrieta, and various medical clinics and physicians. Development of the 48 single-family

residences would result in a small incremental need for health services. However, these services are anticipated to be accommodated by the existing health services in the region. Thus, impacts would be less than significant.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to health services are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>RECREATION</b>				
<b>41. Parks and Recreation</b>				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) and Ordinance No. 328 (Park and Open Space Areas).

**a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**Less than Significant Impact.** The proposed project would result in approximately 152 residents at full occupancy. The County of Riverside’s Parkland Dedication Standard is five acres per 1,000 population. The 152 residents that would result from the project would require 0.76-acre of parkland dedication. In addition, to the open space areas included in the project, County Ordinance No. 460 requires a park and recreational facilities dedication plan or fee-in-lieu, which is implemented by PPP REC-1. Payment of the fees would be applied to regional park projects and reduce impacts related to the need to construct new facilities for the project. Therefore, impacts related to recreation would be less than significant.

**d) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

**Less than Significant Impact.** There are existing parks and recreational facilities in the vicinity of the project site, which could be used by the approximately 152 residents of the proposed project. In addition, the project would provide in-lieu fees, as required by the County Ordinance No. 460 (included as PPP REC-1) and Ordinance No. 328 (included as PPP REC-2) prescribes rules and regulations for parks and recreation facilities to reduce physical deterioration. Compliance with these requirements would reduce potential impacts related to physical deterioration of recreation facilities to a less than significant level.

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

Source: Riverside County Assessor-County Clerk-Recorder, accessed at: <http://www.asrclrec.com/>

**No Impact.** The project site is located within the Valley-Wide Recreation and Park District. As described previously, payment of the fees required by County Ordinance No. 460 that implements the Quimby Act would be required for the project. The fees would be applied to the Valley-Wide Recreation and Park District facility projects. Thus, no impacts related to a park district or recreation plan would occur from implementation of the proposed project.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to parks and recreation and relevant to the proposed project includes the following:

**PPP REC-1: Riverside County Ordinance No. 460.** Section 10.35 of this Ordinance details the methods in which land shall be dedicated, fees shall be paid or a combination thereof pursuant to the Quimby Act. Implementation of Ordinance No. 460 ensures that Riverside County is in compliance with the state’s Quimby Act and that an adequate amount of park and recreational facilities are available to the residents of Riverside County.

**PPP REC-2: Riverside County Ordinance No. 328.** This Ordinance prescribes rules and regulations for parks and open space areas within Riverside County. The regulations found in Ordinance No. 328 are intended to reduce the potential wear and tear that facilities may experience due to mis-use and population growth.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

---

**42. Recreational Trails**

---

Source: Riverside County 800-Scale Equestrian Trail Maps; Open Space and Conservation Map for Western County trail alignments, County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) and Ordinance No. 328 (Park and Open Space Areas)..

**Less than Significant Impact.** The project site does not contain trails and is not adjacent to any existing trail systems. As described previously, the proposed project would generate approximately 152 residents, which could utilize existing recreational trails in the project region. However, the project would provide in-lieu fees, as required by the County Ordinances for parkland provision and maintenance (PPP REC-1 and PPP REC-2), and impacts related to physical deterioration of recreation facilities, including trails, would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to recreational trails and relevant to the proposed project includes the following:

**PPP REC-1: Riverside County Ordinance No. 460.** As listed previously in Response 41.

**PPP REC-1: Riverside County Ordinance No. 328.** As listed previously in Response 41.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

---

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

---

**TRANSPORTATION/TRAFFIC: Would the project**

---

**43. Circulation**

---

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan and Ordinance No. 659 (Development Impact Fees), No. 461 (Road Improvement Standards and Specifications), No. 748 (Traffic Signal Mitigation Program Ordinance), No. 824 (Transportation Uniform Mitigation Fee (TUMF) within Western Riverside County), Focused Traffic Impact Analysis, prepared by Urban Crossroads, 2018 (TIA 2018) included as Appendix B.

**Traffic Thresholds**

Intersections within the project study area are under the jurisdiction of the County of Riverside and Caltrans. The thresholds for these jurisdictions are listed below.

**County of Riverside:** The project is within the Southwest Area Plan that defines LOS D as the minimum acceptable operating level at study area intersections in the County of Riverside. A project impact would occur if the project causes the LOS to deteriorate from acceptable LOS D or better to unacceptable LOS E or F. Additionally, a project impact would occur at an unsignalized intersection if the addition of project traffic causes an intersection to satisfy the peak hour traffic signal warrant criteria.

**Caltrans:** LOS C is the minimum acceptable operating level for Caltrans facilities. The project would have an impact if it would:

- Degrade operations from an acceptable LOS C or better to an unacceptable LOS D, LOS E, or LOS F; or
- Increase density on a freeway facility, increase delay at an intersection or add traffic to a roadway already operating at LOS D, LOS E, or LOS F.

**Traffic Study Area and Existing Conditions**



As shown in Table T-1, the project study area includes 4 intersections, 2 of which are currently operating at LOS A during a.m. and p.m. peak hours. The intersection of Le Grand St. & Clinton Keith Rd. is currently operating at LOS B in the a.m. and p.m. peak hours.

**Table T-1: Existing Intersection Level of Service**

Intersection	Traffic Control	Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.
1. Trois Valley St. & Clinton Keith Rd.	AWS	9.1	8.9	A	A
2. Le Grand St. & Clinton Keith Rd.	CSS	13.6	12.0	B	B
3. Street A. & Los Alamos Rd.	Future Intersection [Project Alternative]				
4. Briggs Rd. & Los Alamos Rd.	AWS	7.5	8.0	A	A

Source: Urban Crossroads, 2018.

CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

**a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

**Less than Significant Impact.** Table T-2 provides the estimated number of vehicle trips that would be generated by the proposed project. As shown, the project would generate 453 daily trips. Peak hour trip generation would be 36 trips during the a.m. peak hour and 48 trips during the p.m. peak hour.

**Table T-2: Project Trip Generation**

Land Use	Units <sup>1</sup>	ITE Code <sup>1</sup>	a.m. Peak Hour			p.m. Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Trip Generation Rates <sup>1</sup>									
Single Family Detached Residential	DU	210	0.19	0.56	0.74	0.62	0.37	0.99	9.44
Proposed Project	48	-	9	27	36	30	18	48	453

Source: Urban Crossroads, 2018.

<sup>1</sup> Institute of Transportation Engineers (ITE), Trip Generation Manual, Tenth Edition (2017).

**Existing Plus Project:** The intersection operations analysis for the Existing plus Project condition, as shown in Table T-3 indicates that the addition of project traffic in the proposed project with an EVA to the south is not anticipated to result in any additional LOS deficiencies. Table T-4 presents the intersection operations analysis for the project alternative which proposes a full public access to the south. Thus, impacts in the existing plus project condition would be less than significant.

**Table T-3: Existing Plus Project Intersection Level of Service for Proposed Project with EVA**

Intersection	Traffic Control <sup>2</sup>	Existing				Existing Plus Project			
		Delay (secs.)		LOS		Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.	a.m.	p.m.	a.m.	p.m.
Trois Valley St. & Clinton Keith Rd.	TS	9.1	8.9	A	A	9.1	9.0	A	A
Le Grand St. & Clinton Keith Rd.	CSS	13.6	12.0	B	B	13.6	12.3	B	B
Street A. & Los Alamos Rd.	CSS	EVA access only							
Briggs Rd. & Los Alamos Rd.	AWS	7.5	8.0	A	A	7.5	8.0	A	A

Source: Urban Crossroads, 2018.

CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

**Table T-4: Existing Plus Project Intersection Level of Service for Alternative Project with Public Access**

Intersection	Traffic Control <sup>2</sup>	Existing				Existing Plus Project			
		Delay (secs.)		LOS		Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.	a.m.	p.m.	a.m.	p.m.

Trois Valley St. & Clinton Keith Rd.	TS	9.1	8.9	A	A	9.1	9.0	A	A
Le Grand St. & Clinton Keith Rd.	CSS	13.6	12.0	B	B	13.8	12.3	B	B
Street A. & Los Alamos Rd.	CSS	Future Intersection				9.0	8.8	A	A
Briggs Rd. & Los Alamos Rd.	AWS	7.5	8.0	A	A	7.5	8.0	A	A

Source: Urban Crossroads, 2018.

CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

**Existing Plus Ambient Growth Plus Project:** The intersection operations analysis for the existing plus ambient growth plus project condition assumes an ambient growth factor of 2.0 percent and that the Clinton Keith Road extension between its existing terminus at Whitewood Road to Trois Valley Street would be operating, along with signalization of the intersection of Trois Valley Street and Clinton Keith Road, which is part of the roadway extension project. The TIA intersection analysis results indicate that all study area intersection would operate at an acceptable LOS in the Existing Plus Ambient Growth Plus Project condition, as shown in Table T-5 for the project traffic in the proposed project with an EVA to the south and Table T-6 for the project traffic in the alternative condition with a full public access to the south. Thus, impacts would be less than significant.

**Table T-5: Existing Plus Ambient Growth Plus Project Intersection Level of Service with EVA**

Intersection	Traffic Control <sup>2</sup>	Existing				Existing Plus Ambient Growth Plus Project			
		Delay (secs.)		LOS		Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.	a.m.	p.m.	a.m.	p.m.
Trois Valley St. & Clinton Keith	TS	9.1	8.9	A	A	9.1	9.0	A	A
Le Grand St. & Clinton Keith	CSS	13.6	12.0	B	B	13.9	12.4	B	B
Street A. & Los Alamos	CSS	Future Intersection				N/A			
Briggs Rd. & Los Alamos	AWS	7.5	8.0	A	A	7.5	8.0	A	A

Source: Urban Crossroads, 2018.

CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

**Table T-6: Existing Plus Ambient Growth Plus Project Intersection Level of Service for Alternative Project with Public Access**

Intersection	Traffic Control <sup>2</sup>	Existing				Existing Plus Ambient Growth Plus Project			
		Delay (secs.)		LOS		Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.	a.m.	p.m.	a.m.	p.m.
Trois Valley St. & Clinton Keith	TS	9.1	8.9	A	A	9.1	9.0	A	A
Le Grand St. & Clinton Keith	CSS	13.6	12.0	B	B	13.9	12.4	B	B
Street A. & Los Alamos	CSS	Future Intersection				9.0	8.8	A	A
Briggs Rd. & Los Alamos	AWS	7.5	8.0	A	A	7.5	8.0	A	A

Source: Urban Crossroads, 2018.

CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

**Existing Plus Ambient Growth Plus Project Plus Cumulative:** The intersection operations analysis for the existing plus ambient growth plus project plus cumulative condition also assumes an ambient growth factor of 2.0 percent and that the Clinton Keith Road extension between its existing terminus at Whitewood Road to Trois Valley Street would be operating, along with signalization of the intersection of Trois Valley Street and Clinton Keith Road, which is part of the roadway extension project. In addition, this condition includes traffic from cumulative projects. The TIA intersection analysis results indicate that all study area intersection would also operate at an acceptable LOS in this condition, as shown in Table T-7 for the project traffic in the proposed project with an EVA to the south and Table T-8 for the project traffic in the alternative condition with a full public access to the south. Thus, impacts would be less than significant.

**Table T-7: Existing Plus Ambient Growth Plus Project Plus Cumulative Intersection Level of Service with EVA**

Intersection	Traffic Control <sup>2</sup>	Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.
Trois Valley St. & Clinton Keith	TS	11.3	11.8	B	B
Le Grand St. & Clinton Keith	CSS	14.6	13.5	B	B
Street A. & Los Alamos	CSS	Not Applicable			
Briggs Rd. & Los Alamos	AWS	7.5	8.0	A	A

Source: Urban Crossroads, 2018.  
 CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

**Table T-8: Existing Plus Ambient Growth Plus Project Plus Cumulative Intersection Level of Service for Alternative Project with Public Access**

Intersection	Traffic Control <sup>2</sup>	Delay (secs.)		LOS	
		a.m.	p.m.	a.m.	p.m.
Trois Valley St. & Clinton Keith	TS	11.3	11.8	B	B
Le Grand St. & Clinton Keith	CSS	14.5	13.5	B	B
Street A. & Los Alamos	CSS	9.0	8.8	A	A
Briggs Rd. & Los Alamos	AWS	7.5	8.0	A	A

Source: Urban Crossroads, 2018.  
 CSS = Cross-Street Stop; AWS = All-Way Stop; TS = Traffic Signal

In addition, to address cumulative roadway and traffic related impacts the County Ordinance Nos. 461, 748, and 842 included as PPP TR-1 through TR-3 and Ordinance No. 659 (included as PPP PS-2) require payment of fees, which are received as part of the County’s standard permitting process. Therefore, impacts related to conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system would be less than significant.

**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?**

**No Impact.** The Riverside County Congestion Management Program (CMP) identifies Interstates, Highways and Principal Arterials that make up the CMP system. The closest CMP roadway to the project study area is SR-79. Per the CMP, the minimum level of service that is acceptable on a CMP route is LOS “E.” The Riverside County CMP does not require traffic impact assessments for development projects, such as the proposed project. However, the CMP does require that local agencies prepare a deficiency plan if proposed development impacts cause the LOS on a non-exempt CMP facility to fall to below the LOS E standard.

As described above, the proposed project would generate 36 trips during the a.m. peak hour and 48 trips during the p.m. peak hour. With implementation of the proposed project, the planned Clinton Keith Road extension between its existing terminus at Whitewood Road to Trois Valley Street, and signalization of the intersection of Trois Valley Street and Clinton Keith Road intersection is the project vicinity would operate at LOS A or B, and the 48 p.m. peak hour trips would not cause any LOS reduction on SR-79. Therefore, impacts to CMP designated roads or highways would not occur.

**c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**No Impact.** The project site is located approximately 1.25 miles north of the French Valley Airport and is located within zone D of the Airport Influence Area. However, the project would develop single-family residential uses that would be a maximum of 2 stories (40 feet) high. Thus, the residential units would not extend into airspace and would not change air traffic patterns or create sir safety hazards. In addition, the Riverside County Airport Land Use Commission has reviewed the proposed project and found it consistent with the facility’s Master Plan (November 9, 2017). As a result, the project would not result in impacts related to an air traffic pattern.

**d) Alter waterborne, rail or air traffic?**

**No Impact.** There are no navigable waterbodies or rail facilities in the vicinity of the project. Thus, the project would not alter waterborne or rail traffic. In addition, as described above, the closest air facility to the project site is the French Valley Airport located approximately 1.25 miles north. However, the project would develop single-family residential uses that would be a maximum of 2 stories (40 feet) high. Thus, the residential units would not extend into airspace and would not alter air traffic. Impacts to waterborne, rail or air traffic would not occur.

**e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?**

**No Impact.** All project roadways would be designed according to applicable County standards and would be reviewed by County engineering staff prior to issuance of building permits. Non-standard design features are not proposed. Therefore, the project would not substantially increase hazards due to a design feature.

**f) Cause an effect upon, or a need for new or altered maintenance of roads?**

**Less than Significant Impact.** The proposed project would not result in the altered need for road maintenance; however, as described above, the proposed project would generate 453 daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance 659 (included as PPP PS-2) sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new development. In addition, the taxes generated from the proposed uses on the project site would support regular road maintenance. Thus, the project would provide funding for future roadway maintenance needs, and impacts related to roadway maintenance needs would be less than significant.

**g) Cause an effect upon circulation during the project's construction?**

**Less than Significant Impact.** As analyzed in the project traffic impact analysis, the proposed project would generate 36 a.m. peak hour trips and 48 p.m. peak hour trips and would not result in impacts to the adjacent roadway system. Construction of the project would require fewer trips than operation of the project and would, therefore not cause any additional LOS deficiencies within the project study area. During construction, the surrounding roadways would remain open to ensure adequate circulation to the project area and vicinity. Any temporary lane closures needed for utility connections would be implemented consistent with the recommendations of the California Joint Utility Traffic Control Manual (Caltrans 2014). Among other things, the manual recommends early coordination with affected agencies to ensure that vehicle access is maintained. As a result, construction of the project would have a less than significant impact on circulation.

**h) Result in inadequate emergency access or access to nearby uses?**

**Less than Significant Impact.** The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the proposed project would also not result in inadequate emergency access. In both the proposed project with an EVA to Los Alamos and the project alternative with a public access to Los Alamos, direct access to the all areas of the project site would be provided by the proposed onsite street system that would be designed pursuant to County requirements and reviewed by County Transportation Department and Fire Department staff during the standard permitting procedures. The project would also be required to provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code. The Riverside County Fire Department would review the project's construction plans prior to construction permit approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9) (included as PPP HAZ-1). As such, the proposed project would not result in inadequate emergency access, and impacts would be less than significant.

**i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?**

**No Impact.** Existing pedestrian facilities currently exist along De Caron Street to Le Grand Street and along Clinton Keith Road. There are no existing transit routes adjacent to the project site. The closest transit is provided by the Riverside Transit Agency that provides bus services along SR-79. The proposed project would install sidewalks

along with the onsite street system which would provide pedestrian facilities. The project would not conflict with any plans, programs, or policies related to public transportation and pedestrian facilities, and impacts would not occur.

Existing Plans, Programs, or Policies:

**PPP TR-1 County Ordinance 461 (Road Improvement Standards and Specifications):** This ordinance includes engineered drawings which establish roadway improvement standards and specifications for development projects within Riverside County.

**PPP TR-2 County Ordinance 748 (Traffic Signal Mitigation Program Ordinance):** This ordinance establishes a means of equitably assessing the costs of Traffic Signal installations needed to mitigate the cumulative environmental impacts resulting from the additional traffic generated by new development projects. The installation of warranted traffic signals and other control devices provides for improved intersection safety and efficiency, and reduces overall commuter delay, traffic congestion, air pollution, and fuel consumption. This ordinance imposes a system of regulations and fees to cover the estimated reasonable costs of installing needed signalization devices, in combination with other development requirements, to ensure that adequate mitigation of traffic-related environmental impacts will be achieved.

**PPP TR-3 County Ordinance 824 (Transportation Uniform Mitigation Fee (TUMF) within Western Riverside County):** This purpose of this ordinance, which is also referred to as the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2010, is to authorize the County's participation in the TUMF Program which establishes and sets forth policies, regulations, and authorized uses of fees collected relating to the funding for the construction of improvement and facilities to enlarge the capacity of the Regional System of Highways and Arterials in western Riverside County necessary to address the direct and cumulative environmental effects generated by new development projects.

**PPP PS-2: Ordinance No. 659: Development Impact Fees.** As listed previously in Response 36.

**PPP HAZ-1: Riverside County Municipal Code Chapter 8.32, Fire Code.** As listed previously in Response 22.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) and Ordinance No. 328 (Park and Open Space Areas).

**Less than Significant Impact.** The project site does not contain bike trails and is not adjacent to any existing bike trail systems. As described previously, the proposed project would generate approximately 152 residents, which could utilize existing bike trails in the project region. However, the project would provide in-lieu fees, as required by the County Ordinances for parkland provision and maintenance (PPP REC-1 and PPP REC-2), which includes bike trails, and impacts related to bike trails would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to bike trails and relevant to the proposed project includes the following:

**PPP REC-1: Riverside County Ordinance No. 460.** As listed previously in Response 41.

**PPP REC-2: Riverside County Ordinance No. 328.** As listed previously in Response 41.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>45. Tribal Cultural Resources</b>				
a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:  Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, Inc., 2017 (MCC 2017) (Appendix F).

**a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,**

**b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.**

**Assembly Bill 52**

In 2015 Assembly Bill 52 (AB 52) established a new requirement under CEQA to consider "tribal cultural values, as well as scientific and archaeological values when determining impacts and mitigation." Public Resources Code (PRC) Section 21074(a) defines "tribal cultural resources" (TCRs) as "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" that are either "included or determined to be eligible for inclusion in the California Register of Historical Resources" or "in a local register of historical resources." Additionally, defined cultural landscapes, historical resources, and archaeological resources may be considered tribal cultural resources. PRC Section 21074(b),(c). The lead agency may also in its discretion treat a resource as a TCR if it is supported with substantial evidence.

**No Impact.** Notices were sent to seven tribes on May 9, 2017. As mentioned above, one request to consult was received. The Rincon Band of Luiseno Indians and the Pala Band deferred to groups nearer to the project area. No response was received from the Quechan Band, the Ramona Band or the Colorado River Indian Tribes. A meeting

was held with Pechanga on June 14, 2017 and January 26, 2018. Project documents and conditions of approval were also provided to the tribe. No specific tribal cultural resources were identified by the tribe. A meeting was held with Soboba on August 1, 2017 and project documents were also provided to the tribe. No tribal cultural resources were identified by the tribe. Consultation was concluded with the Agua Caliente Band of Cahuilla Indians on August 13, 2018. No tribal cultural resources are present within the project area. As such, there would be no impacts in this regard.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are relevant to the proposed project includes the following:

**PPP CUL-1: State Health and Safety Code Section 7050.5.** As listed previously in Response 9.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITY AND SERVICE SYSTEMS: Would the project</b>				
<b>46. Water</b>				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County Ordinance No. 859 (Water Efficient Landscape), EVMWD 2015 Urban Water Management Plan (UWMP 2015). Accessed: <https://www.emwd.org/home/showdocument?id=1506>.

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

**Less than Significant Impact.** As detailed in the Project Description, the proposed project includes construction of an onsite water system that would connect to the existing 8-inch water line in the northern portion of the project site between DeCaron Street and the future Clinton Keith Road that would provide water supply to the project. These are water conveyance systems. The project does not require construction of expansion of water treatment facilities. Water treatment is provided by the EMWD’s facilities, which would be able to accommodate the project, as identified in a Will-Serve Letter. The impacts of development of the proposed water system that would convey the treated water to and through the project site are considered part of the impacts of the proposed project as a whole and are analyzed throughout the various sections of this document. For example, activities such as excavation, grading, and construction as required for the water lines would result in impacts that are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. Thus, impacts related to the need to construct or expand water treatment facilities would be less than significant.

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

**Less than Significant Impact.** The project site is located within the service boundary of EMWD, which obtains between 12.4 and 6.2 percent of its water from the San Jacinto Groundwater Basin and between 46 and 62 percent of the water is imported from the Metropolitan Water District of Southern California. In 2015, the District’s retail potable and raw water demand was approximately 78,937-acre feet. The District’s 2015 Urban Water Management Plan (UWMP) details water availability to increase supplies of imported water through 2040 to meet



the anticipated demand of 144,500-acre feet. The water demand factors from the 2015 UWMP show a 2015 demand of 129 gallons per person per day. As the proposed project is estimated to result in 152 residents a full occupancy, the proposed project is estimated to result in a water demand of 19,608 gallons per day or 21.96-acre feet per year. The 2015 UWMP anticipates a water demand increase of 21,563-acre feet between 2015 and 2020. The proposed project's demand of 21.96-acre feet would be 0.1 percent of the anticipated increase in water demand. Therefore, EMWD would have sufficient water supplies available from existing entitlements and new or expanded entitlements would not be needed. In addition, the project would install drought tolerant landscaping and water efficient irrigation systems in compliance with the County's regulations (included as PPP UT-1). Thus, impacts related to water resources would be less than significant.

Existing Plans Programs or Policies

**PPP UT-1: County Ordinance No. 859: Water Efficient Landscape.** This ordinance ensures that project plans and specifications shall install drought tolerant landscaping and water efficient irrigation systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>47. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Eastern Municipal Water District Sanitary Sewer System Planning and Design Criteria (EMWD 2018), accessed: <https://www.emwd.org/home/showdocument?id=744>

**a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?**

**Less than Significant Impact.** The project would construct an onsite sewer system to serve the proposed uses that would connect to the existing 8-inch sewer that is located in De Caron Street, which connects to an existing EMWD sewer lift station and force main.

The impacts of development of the proposed sewer system are considered part of the impacts of the proposed project as a whole and are analyzed throughout the various sections of this document. For example, activities such as excavation, grading, and construction as required for the sewer lines would result in impacts that are analyzed in the Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. Thus, impacts related to the need to construct or expand water treatment facilities would be less than significant.

**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?**

**Less than Significant Impact.** The Eastern Municipal Water District Sanitary Sewer System Planning and Design Criteria identifies a wastewater generation rate of 100 gallons per day per person. As the proposed project is

estimated to result in 152 residents a full occupancy, the proposed project is estimated to result in a water demand of 15,200 gallons per day at full capacity.

Wastewater from the project would be conveyed by the sewer system to the Eastern Municipal Water District's Temecula Valley Regional Water Reclamation Facility. The facility currently has capacity for 18 mgd of wastewater inflow and currently receives approximately 14 mgd of inflow; thus, has an existing additional capacity of 4 mgd. The project's demand at build out and full capacity would be 0.4 percent of the existing remaining capacity in the treatment plant. Additionally, the facility is being expanded to accommodate 23 mgd, and it has an ultimate design capacity of 28 mgd (EMWD 2018). Therefore, the proposed project would result in less than significant impacts related to wastewater treatment plant capacity.

**Existing Plans Programs or Policies**

No mitigating plans, programs, or policies related to sewers are applicable to the project.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>48. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan and the CalRecycle Solid Waste Information System Database, accessed: <http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0007/Detail/>.

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

**Less than Significant Impact.** Solid waste in the project region is disposed of in one of the following landfills.

- The Badlands Landfill is permitted to accept 4,800 tons per day of solid waste and is permitted to operate through 2021. In November 2017, the landfill averaged 2,855 tons per day; thus, having an average capacity for 1,945 additional tons of daily solid waste.
- The Lamb Canyon Landfill is permitted to accept 5,500 tons per day of solid waste and is permitted to operate through March of 2029. In November 2017, the landfill averaged 1,985 tons per day; thus, having an average capacity for 3,515 additional tons of daily solid waste.
- The El Sobrante Sanitary Landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2044. In November 2017, the landfill averaged 11,015 tons per day; thus, having an average capacity for 5,039 additional tons of daily solid waste.

As described by the County General Plan EIR, residential uses are estimated to generate 0.41 tons per year of solid waste. As shown in Table UT-1, operation of the proposed project is estimated to generate approximately 19.68 tons per year or 760 pounds per week of solid waste.

**Table UT-1: Solid Waste Generated by the Project**

Land Use	Development	Solid Waste Generation Rate	Total Solid Waste Generated
Residential	48 single-family residences	0.41 tons/unit/year	19.68 tons per year (760 pounds per week)

Based on the current recycling requirements, which require diversion of 50 percent of solid waste away from landfills, included as PPP PSU-1, the proposed project would result in 380 pounds of solid waste per week. In 2020, state regulations per AB 341, included as PPP PSU-2, will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the project in 2020 would be reduced to approximately 190 pounds per week. As detailed above, the landfills serving the project region have sufficient permitted capacity to serve the project, in addition to existing services. Therefore, impacts related to landfill facilities would be less than significant.

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

**No Impact.** The proposed project would comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939, included as PPP PSU-1, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations, included as PPP PSU-2. Implementation of the proposed project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to solid waste are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**49. Utilities**

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

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

Source: Project Plans.

**Less than Significant Impact.** Because the project site is vacant except for one-single family residence, it currently generates a minimal demand for utilities, implementation of the proposed project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and potentially other governmental services. The proposed project would connect into the existing utility grid that is available adjacent to the site. The water, sewer, electrical, gas, and telecommunication lines already exist along roadways adjacent to the project site. As described previously, the project would install an onsite storm drain system, water supply system, and sewer system that would be accommodated by the existing infrastructure.

Therefore, all offsite utilities are existing, and onsite systems would be installed by the project; the impacts of which are described throughout this EA/IS. Thus, the project would not result in the construction of new facilities that could cause significant environmental effects, and impacts would be less than significant.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to utilities are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>50. Energy Conservation</b>				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality Study, prepared by M. S. Hatch Consulting, LLC, 2018 (AQ 2018), included as Appendix A; County of Riverside Climate Action Plan.

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

**No Impact.** The applicable energy conservation plan for the project is the County of Riverside Climate Action Plan (CAP), which is described previously in Response 21. The CAP contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation measures.

As described above previously in Response 21, the project would be consistent with the applicable energy conservation measures in the CAP. In addition, the project would be required to comply with the California Energy Code and the Title 24/California Green Building Standards Code, which establish mandatory measures related to energy efficiency in new construction. With the implementation of these measures, there would be no impact related to a conflict with an adopted energy conservation plan.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to energy are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

**MANDATORY FINDINGS OF SIGNIFICANCE**

<b>51.</b> Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

Source: General Biological Assessment and MSHCP Consistency Analysis, February 2018, prepared by Hernandez Environmental Services (BRA 2018); included in Appendix B; Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, Inc, 2017 (MCC 2017) (Appendix F).

**Less than Significant with Mitigation Incorporated.** As described previously in Section 7, Biological Resources, the project site is generally comprised of a mix of ruderal, disturbed agricultural, Rumex dominant wetland, Juncus dominant wetland, mulefat dominant riparian, and disturbed non-vegetated habitat, much of which has been subject to historical agricultural and residential uses. The project site does not contain any special status plant species, and potential impacts related to sensitive wildlife species and nesting birds would be mitigated through Mitigation Measures BIO-1 and BIO-2. With implementation of the existing requirements and mitigation measures as detailed previously, 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 animals, and impacts would be reduced to a less than significant level.

Existing Plans, Programs, or Policies:

The mitigating plans, programs, or policies that are relevant to the proposed project includes the following:

**PPP BIO-1: MSHCP Development Impact Fee.** As listed previously in Response 7.

Mitigation:

**Mitigation Measure BIO-1: Least Bell's Vireo.** As listed previously in Response 7.

**Mitigation Measure BIO-2: Pre-Construction Nesting Bird Survey and Avoidance.** As listed previously in Response 7.

Monitoring:

Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>52.</b> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: previous resources and the Focused Traffic Impact Analysis, prepared by Urban Crossroads, 2018 (TIA 2018) included as Appendix B.

**Less than Significant Impact.** The proposed project consists of development of 48 single-family residences in consistency with the General Plan. In addition, the proposed single-family uses would be consistent with the proposed zoning for the site and surrounding area. As described above, all of the potential impacts related to implementation of the project would be less than significant with implementation of mitigation measures, and existing plans, programs, or policies that are imposed by the County of Riverside and effectively reduce environmental impacts.

The County of Riverside has identified several related projects; the closest of which are listed below:

1. Clinton Keith Road Extension Project

2. RC1: Commercial – 288,000 square feet
3. RC4: Office – 346,000 square feet and 38 single-family residences
4. RC6: Business park - 694,000 square feet and 451 apartment/condos
5. RC10: Commercial – 288,000 square feet and 11 single-family residences
6. RC11: Fast Food w/ Drive-Thru – 2,000 square feet
7. RC15: Office – 78,000 square feet
8. RC18: Office – 8,000 square feet
9. RC19: Walmart/Commercial Shopping Center – 334,000 square feet
10. RC20: Specific Plan 312 A-1 – 1,671 single-family residences and 32.1 acres of parks
11. MUR1: Murrieta Marketplace – 548,000 square feet
12. MUR6: Kaiser Hospital – 486,000 square feet

As described in the Project Description and the discussion throughout this EA, the project site is located at the southwest corner of the planned extension to Clinton Keith Road at Leon Road. The roadway extension project is currently in the design stage; and therefore, anticipated to be implemented after the proposed residential project, which is scheduled to begin construction in 2019 and be operational by 2020.

As detailed previously, the proposed project would not disturb the drainage feature on the eastern portion of the site that would be impacted by the Clinton Keith Road extension project; and the project would not result in a cumulative impact related to the drainage feature. Also, because the Clinton Keith Road extension project would be required to implement mitigation and implement permit regulations from the USACE, CDFW, and SD RWQCB, to reduce impacts of the project to the drainage feature, it would not result in impacts to downstream flows through the project site.

The other projects include similar residential uses as proposed by the project or consist of complementary retail commercial, office, and medical uses. The cumulative effect of the proposed project taken into consideration with these other development projects in the area would be limited, because the project would develop the project site in consistency with the existing General Plan land use designation for the site and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed project would be developed within an area that has been previously graded and disturbed through many years of agricultural uses and residential uses; and would not disturb the existing riparian habitat onsite. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

**Findings of Fact:** The project does not have impacts which are individually limited, but cumulatively considerable.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>53.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source:** Previous Responses 1-52.

**Less than Significant with Mitigation Incorporated.** The proposed project would result in development of an underdeveloped area. As described in the previous responses, the project would not consist of any use or any activities that would result in a substantial negative affect any persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts, less than significant impacts, or less than significant impacts with mitigation, as previously detailed. Consequently, the project would not result in any environmental effects that would cause substantial adverse effects on human beings directly or indirectly, with implementation of the existing requirements and mitigation measures that have been previously detailed.

Existing Plans, Programs, or Policies:

Refer to the previously listed PPPs related to aesthetics, air quality, biological resources, geology and soils, hazards and hazardous materials, noise, public services, recreation, transportation and traffic, and utilities. These PPPs are existing plans, programs, or policies effectively reduce potential environmental impacts.

Mitigation/Monitoring Required

Refer to the previously listed mitigation measures related to biological resources, hazards and hazardous materials, and noise. These mitigation measures effectively reduce potential environmental impacts to a less than significant level.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: County of Riverside General Plan EIR, including technical studies, certifying resolutions, and findings

Location Where Earlier Analyses are available for review:

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

**VII. AUTHORITIES CITED**

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

Revised: 2/13/2019 11:03 AM  
EA 2010.docx





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



*Juan C. Perez  
Agency Director*

01/15/19, 1:09 pm

TR37294

**ADVISORY NOTIFICATION DOCUMENT**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Change of Zone No. 7937, Tentative Tract Map No. 37294 and Plot Plan No. 26249 is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification**

Advisory Notification. 1            AND - 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.

Advisory Notification. 2            AND - ALUC

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with the Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.

2. The review of this Tentative Tract is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan. (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft: engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all potential purchasers of the lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.

4. 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 wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.

5. Any proposed detention basin or facilities shall be designed so as to provide for a

**ADVISORY NOTIFICATION DOCUMENT**

**Advisory Notification**

Advisory Notification. 2 AND - ALUC (cont.)

detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature . 6. The ALUC eligible open area provided in Lot E (minimum of 1.26 acres) shall be kept obstacle and obstruction free per ALUC open area definition.

Advisory Notification. 4 AND - Project Description & Operational Limits

The Change of Zone No. 7937 is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The land division hereby permitted is to establish a Schedule "A" subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 square feet, and also include one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The Plot Plan No. 26249 is a proposal for a development plan with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:

- 1. 3rd & 5th District Design Guidelines 2.
- 2. County Wide Design Guidelines and Standards

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Exhibit A Tentative Map, Amended No. 5, dated September 14, 2018.

Exhibit D (Design Manual), Amended No. 3, dated June 28, 2018.

Exhibit G (Conceptual Grading Plan), Amended No. 3, dated September 14, 2018.

Exhibit H (Line of Sight Analysis), Amended No. 2, dated September 14, 2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 3, dated June 28, 2018.

Exhibit M (Colors and Materials), Amended No. 3, dated June 28, 2018.

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 7            AND - Federal, State & Local Regulation Compliance (cont.)

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) • Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 460 (Division of Land) • Ord. No. 461 (Road Improvement Standards) • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated 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. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 859 (Water Efficient Landscape Requirements) • Ord. No. 915 (Regulating Outdoor Lighting) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

**ADVISORY NOTIFICATION DOCUMENT**

Advisory Notification

Advisory Notification. 8 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 project 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 project, 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.

E Health

E Health. 1

EMWD Water and Sewer Service



**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 1 Flood Hazard Report (cont.)**

corner of Clinton Keith Road and Leon Road with Los Alamos Road bounding the site to the south. The majority of the site is on Parcels 1 and 2 of Parcel Map 19797. Change of Zone 7937, which is a proposal to change the current zoning classification from Rural Residential (R-R) to Planned Residential (R-4), is being processed concurrently.

A portion of this project site is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. This floodplain impacts the easterly portion of the project site. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. A detailed HEC-RAS floodplain analysis prepared by JLC Engineering was submitted to the District on March 13, 2018 and is found to be adequate for recommending conditions of approval for this project. Pad elevations adjacent to the 100-year floodplain have been deemed acceptable as they are above the 100-year water surface elevation. The hydraulic model demonstrated that the floodplain flows along the proposed manufactured slope are non-erosive (less than 6 ft/sec) and therefore, maintenance by Valley Wide or a Community Facilities District (CFD) are acceptable. The study revising the floodplain limits must be approved prior to recordation of the map or issuance of grading permits for this project.

Offsite stormwater runoff from a tributary drainage area of approximately 20-acres enters the site from the west. The development is proposing a concrete v-gutter along the western boundary to capture and convey these flows to an inlet structure adjacent to Lot 32. These flows are conveyed via an underground storm drain along "C" Street to the floodplain along the eastern boundary. A graded swale is proposed to provide secondary emergency overflow for the inlet structure. In addition, a block wall is proposed along the western property line of Lot 32 to provide additional protection in the event the inlet becomes blocked. The District finds this concept acceptable.

The development of this site would not generate increase peak flow rates and adversely impact the downstream property owners. No additional mitigation for increased runoff is required if compliance with the Santa Margarita Region Hydromodification Plan (SMR-HMP) requirements in the WQMP are met.

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





**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 3 0010-Planning-MAP - GEO02558 ACCEPTED (cont.)

While a shallow groundwater condition is anticipated to be a concern within the alluvial soils in the eastern portion of the site, groundwater is not expected to be an impact to the proposed development (provided the recommendations of this report are implemented during the design, grading, and construction of the proposed site development). 4.A California Department of Water Resources Awareness Zone exists within the alluvial drainage in the eastern portion of the site. However, since the site finish grades will be raised approximately 10 feet above the existing ground surface along the east side of the development, flooding of the proposed building pads should not be a concern. 5. Based on the anticipated relative density of the site soils; removal of the existing alluvium and replacement with compacted fill soils; and lack of a near-surface static groundwater elevation in the area of the proposed development; it is our opinion that the potential for liquefaction impacting the site is low. 6. The laboratory test results indicate that the alluvial materials onsite exhibit a high expansion potential (EI of 110). GEO02558 recommended: 1. Prior to grading of the area to receive structural fill or the engineered structure, the ground surface should be cleared of obstructions, debris, potentially compressible material (such as undocumented fill soils, topsoil/colluvium, alluvium, and highly weathered bedrock materials) and stripped vegetation. 2. Compressible materials not removed by the planned grading should be excavated to competent bedrock, as determined by the field geologist. The tonalite bedrock may be left in-place if the material is relatively free of organics, has minimal porosity, and has a minimum in-situ relative compaction of 90 percent. 3. All overexcavations should extend across the entire lot or laterally at least 10 feet beyond the proposed building perimeter or footprint. 4. To minimize expansive soil issues we recommend that the clayey alluvial soils be placed at least 5 feet below the proposed finish grade elevation of the proposed building pad.

GEO No. 2558 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2558 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not









## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

Planning-CUL. 2                      PDA06052r1 accepted (cont.)  
 construction of a residence in the southern extent of the project. Therefore, the potential for encountering buried sites is very low. If buried resources are encountered, they are likely to be in disturbed or secondary contexts, considering the entire surface of the site has been heavily modified and graded. No cultural materials were identified or collected during the survey. PDA6052r1 recommends: Based on the results of the cultural resources records search and survey, it is unlikely that crews will encounter significant cultural resources during the course of project development. Therefore, our recommendation is No Mitigation Needed. While we do not recommend additional mitigation, we do recommend setting a plan in place to expediently address inadvertent discoveries and human remains. These documents are herein incorporated as a part of the record for project.

### Planning-CUL. 3                      Unanticipated Resources

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.

### Planning-EPD

#### Planning-EPD. 1                      015-HANS-JPR Requirement

This Project is located in the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Area and as such the Project requires a Habitat Acquisition and Negotiation Strategy (HANS) Review. A HANS Application must be filed with Environmental Programs Department (EPD). HANS must be completed and all other MSHCP requirements must be met prior to request for Joint Project Review (JPR). JPR shall be completed by the Regional Conservation Authority

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

Planning-EPD. 1                      015-HANS-JPR Requirement (cont.)  
(RCA) prior to scheduling this case for any public hearing.

### Planning-PAL

Planning-PAL. 1                      PDP01598 ACCEPTED

County Paleontological Report (PDP) No. 1598, submitted for this case (TR37294), was prepared by Material Culture Consulting, Inc. and is entitled: "Phase I Paleontological Resources Assessment, Los Olivos French Valley Project, County of Riverside, California", dated May 8, 2017.

PDP01598 concluded: Based on the research results presented, the proposed project's potential to impact significant paleontological resources is determined to be negligible within the metamorphic and igneous units that underlie much of the site, but high in the relatively undisturbed, finer-grained, Quaternary older alluvial sediments that are anticipated at or below 5 feet from the existing surface in the easternmost portion of the project area. PDP01598 recommended: The study recommends preparation of a PRIMP in order to mitigate any potential impact to non-renewable fossil resources to a less than significant level.

PDP01598 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01598 is hereby accepted for TR37294. A PRIMP shall be required prior to issuance of a grading permit for this project.

### Transportation

Transportation. 1                      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



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                      0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT  
(cont.)

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

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2                      Drainage Easement

The applicant and County have undergone continual coordination in an effort to achieve a drainage solution that is acceptable for Tentative Tract Map 37294 and Phase 3 of the County's Clinton Keith Road Extension Project. Due to environmental conditions, changes have occurred that require additional analyses to establish limits of design features. Preliminary analyses show an acceptable design can be achieved supporting both projects, however it is understood that the Clinton Keith Road Extension Project will require new or amended drainage easements for modifications to the original design.

Prior to recordation of the final map or phase thereof, the applicant shall dedicate an easement or amend existing easements to the County of Riverside for drainage purposes. The easement is generally described as the area east of the approved jurisdictional delineation within Lot 52 as shown on the tentative tract map. Any portion of the easement that is not utilized by the Clinton Keith Road Extension Project may be quitclaimed.

or as approved by the Director of Transportation.

Transportation. 3                      Drainage with Project and Clinton Keith Road

After reviewing HEC-RAS floodplain studies from the applicant's engineer, JLC and the County's Clinton Keith Roadway capital improvement project's engineer, JACOBS, it

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 3                      Drainage with Project and Clinton Keith Road (cont.)  
 was determined that erosive velocities (above 6 ft/s) would not be created if certain mitigation measures are provided by the development project. These preliminary analyses show that an acceptable design can be achieved supporting both projects. If it is determined by the Transportation Department during final plan check, that erosive velocities are created through the project's design, mitigation shall be provided. As an option, during the final plan check process, Lots 39 through 45 may be shifted westerly and Lot 45 retained, to reduce the proposed impingement within the current floodplain. Optionally, the water quality basin may also be shifted to the west due to a reduced basin size, associated with the newer July, 2018 SMR water quality requirements.

Transportation. 4                      T/S - General Condition

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

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

Trois Valley Street (NS) at: Clinton Keith Road (EW)

Le Grand Street (NS) at: Clinton Keith Road (EW)

Street "D" (NS) at: Los Alamos Road. (EW) Briggs Road (NS) at: Los Alamos 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.

Transportation. 5                      Transportation General

- The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 5

Transportation General (cont.)

- 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.
- Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- 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.
- The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
- 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.
- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- 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.
- Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
- The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.
- Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.
- 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.
- If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.
- 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. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

### Waste Resources

Waste Resources. 1

0010-Waste Resources-MAP - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a

**ADVISORY NOTIFICATION DOCUMENT**

## Waste Resources

Waste Resources. 1                    0010-Waste Resources-MAP - HAZARDOUS MATERIALS  
(cont.)

permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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.

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 or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or

**ADVISORY NOTIFICATION DOCUMENT**

Waste Resources

Waste Resources. 3 0010-Waste Resources-MAP- AB 341 (cont.)  
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](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)



Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Fire

050 - Fire. 5                      0050-Fire-MAP-#7-ECS-HAZ FIRE AREA (cont.)                      Not Satisfied

Flood

050 - Flood. 1                      ADP Fee Notice                      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 Murrieta Creek - Warm Springs Valley 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, by cashier's check or money order, 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. 2                      BMP Maintenance & Inspection                      Not Satisfied

The CC&R's for the development's Homeowners'/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. 3                      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. 4                      Phasing                      Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

050 - Flood. 5                      Show Floodplain on ECS                      Not Satisfied

The one-percent annual chance (100-year) floodplain limits through the property shall be delineated on an Environmental Constraint Sheet (ECS) to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled "floodplain" on the ECS. A note shall be placed on the ECS stating, "Floodplain must be kept free of all buildings and obstructions. Any fencing shall be corral style rail and post".



Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Flood

050 - Flood. 5                      Show Floodplain on ECS (cont.)                      Not Satisfied

050 - Flood. 6                      Submit ECS & Final Map                      Not Satisfied

A copy of the Environmental Constraint Sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

050 - Flood. 7                      Submit Final WQMP                      Not Satisfied

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

050 - Flood. 8                      Submit ORD. 458 Special Flood Hazard Area Study                      Not Satisfied

The project site is located within a Special Flood Hazard Area (SFHA) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. The developer must submit a floodplain analysis to determine potential impacts of the development to the SFHA. To provide for appropriate future administration of County Ordinance No. 458, the following items shall be submitted to the District for review and approval:

1. A floodplain analysis consisting of HEC-RAS calculations, cross sections, maps, reports, and other data prepared to the satisfaction of the District for the purpose of revising the effective SFHA limits.
2. Exhibits showing the pre-development and post-development SFHA limits.
3. Georeferenced shapefiles (.shp) or CAD files of the pre-development and post-development SFHA limits.

All hydrologic and hydraulic models, maps, and mapping data must be submitted electronically to the District.

050 - Flood. 9                      Submit Plans                      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.

050 - Flood. 10                      WQMP Establish Maintenance Entity                      Not Satisfied

This project proposes BMP facilities that will require maintenance by a public agency or homeowners' association (HOA). To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the District 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 District. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Planning

050 - Planning. 1                      0050-Planning-MAP - COMPLY WITH ORD 457                      Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

050 - Planning. 2                      0050-Planning-MAP - 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. 3                      0050-Planning-MAP - CC&R RES POA COM. AREA                      Not Satisfied

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 which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the divider shall notify the Planning Dept. that the following documents have been submitted to County Counsel for review & approval, and the divider shall submit to County Counsel the following documents:

1. A letter identifying the project for which approval is sought referencing the Planning Dept. case (a copy may be sent to the Planning Dept. to serve as notification) and identifying an individual to represent the divider if there are questions concerning the review of the submitted documents; and
2. 1 original, wet signed, notarized declaration of Covenants, Conditions and Restrictions (CC&R); attached to the documents there shall be included a legal description of the property included within the CC&Rs & a scaled map/diagram of such boundaries, both signed & stamped by a Calif. registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot/unit which provides that the declaration of CC&Rs is incorporated therein by reference; and,
4. A deposit equaling 3 hours of the of the hourly fee for Review of CC&Rs established pursuant to Ordinance 671 at the time the above referenced documents are submitted to County Counsel for review and approval.

The declaration of CC&Rs submitted for review shall provide for a minimum term of 60 years, provide for the establishment of a Property Owners' Association comprised of the owners of each individual lot or unit as tenants in common, and contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The Property Owners' Association (POA) established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County, and the POA shall unconditionally accept from the County, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto. The decision to activate the POA & require the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County.

In the event that the 'common area', or any part thereof, is conveyed to the POA, the association shall own such 'common area', shall manage & 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 or the County's successor-in-interest. The POA 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

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Planning

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

absent the prior written consent of the Director or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration & the Articles of Incorporation, the Bylaws, or the POA's Rules and Regulations, if any, this Declaration shall control."

Once approved, the CC&Rs shall be forwarded to the Planning Dept. who will retain the copy & forward the original to the County Surveyor who will record CC&Rs along with the recordation of the final map.

050 - Planning. 4                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide 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.

050 - Planning. 5                      Map - Annex Into Quimby Entity Boundary                      Not Satisfied

The land divider shall submit written proof to the County Planning Department that the subject property has been annexed to Valley Wide Recreation and Parks District.

050 - Planning. 6                      Map - ECS Note-Mt. Palomar Lighting                      Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by 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 Ordinance No. 655."

050 - Planning. 7                      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 Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 8                      Map - Required Applications                      Not Satisfied

No FINAL MAP shall record until Change of Zone No.7937 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

050 - Planning. 9                      Planning-MAP - LOT LINE ADJUSTMENT                      Not Satisfied

The land divider/permit holder shall file an application for Lot Line Adjustment with the County Planning Department, for review and approval, in accordance with County Ordinance No. 460, Section 20.1. The Lot Line Adjustment application shall relocate the common lot line between Assessor Parcel Nos. 480-100-009, 480-100-075, and 480-100-076, as indicated on the TENTATIVE MAP. The project site will only include Assessor Parcel Nos. 480-100-009 and 480-100-075. The proposed parcels shall comply with the development standards of the R-4 zone. The land divider/permit holder shall provide proof of deed recordation to the Planning Department.

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Planning

050 - Planning. 9                      Planning-MAP - LOT LINE ADJUSTMENT (cont.)                      Not Satisfied

Planning-EPD

050 - Planning-EPD. 1                      0050-EPD-Deed Restriction                      Not Satisfied

Prior to the issuance of a grading permit or recordation of the final map, the area identified as Avoidance Area on exhibit 5 in the General Biological Assessment Report and Western Riverside County MSHCP Consistency Analysis for TR37294, by Hernandez Environmental Services, dated January 29, 2018 shall be protected from any disturbance and shall be offered for dedication or conservation easement to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. If there is no suitable entity willing to accept said offer of dedication or easement, a deed restriction shall be recorded as well as an Environmental Constraints Sheet (ECS) prepared delineating the area and notation indicating "RIVERINE/ RIPARIAN AVOIDANCE AREA – NO DISTURBANCE ALLOWED" on the ECS as well as in the recorded deed restriction.

050 - Planning-EPD. 2                      0050-EPD-Sound Wall Construction                      Not Satisfied

EPD reviewed General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for TR37294 (PDB06534R5) by Hernandez Environmental Inc., dated 01/29/18. Protocol Least Bell's Vireo surveys were conducted in 2017 in approximately 3 acres of suitable habitat in the riparian/riverine area in the northeast corner of the parcels. A single adult Least Bell's Vireo was observed and heard offsite in the suitable habitat. Due to the fact that this area is within 300-feet of the project site:

- A sound wall shall be installed outside of the nesting season, between the proposed development impact area and the limits of occupied least Bell's vireo territory (Figure 8). The sound wall will be designed by a noise consultant, and will be built to a height and comprised of materials that shall attenuate noise levels to 60 dBA or less within occupied LBV habitat. Design plans for the sound wall will be submitted and approved by the RCA prior to installation. The sound wall shall remain in place until its removal is deemed appropriate in coordination with the RCA.
- The final phase of home construction should be the segment closest to the riparian habitat.

050 - Planning-EPD. 3                      050-EPD-ECS and Final Map                      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 final exhibit for recordation.

As identified in the General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for TR37294, by Hernandez Environmental Services, dated January 29, 2018, riverine Habitat is present on the proposed project site. The areas identified in the report in Figure 5 as "Avoidance Area" shall be shown and clearly labeled on all project exhibits including final map and ECS to ensure avoidance of these habitats. An ECS note will also be required at recordation to reflect these areas as restricted from development.

The ECS map must be stamped by the Riverside County Surveyor with the following notes. "No disturbances may occur within the boundaries of the Avoidance Area." "Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Avoidance Area." "Night lighting shall be directed away from the Avoidance Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 3                      050-EPD-ECS and Final Map (cont.)                      Not Satisfied  
constraint areas is not increased." "The perimeter of the Avoidance 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 three inches cannot pass through the plane of the fence at any point below the minimum height."

Survey

050 - Survey. 1                      ACCESS RESTRICTION                      Not Satisfied  
Lot access shall be restricted on Clinton Keith Road and so noted on the final map.

050 - Survey. 2                      EASEMENT                      Not Satisfied  
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 3                      Line-of-Sight Easement                      Not Satisfied  
In order to secure adequate sight distance at the intersection of Los Alamos Road and at the Emergency Vehicle Access (EVA) NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

Note:

The project proponent of TTM37294 has the responsibility to educate and display this condition of approval to the prospective all home buyers.

050 - Survey. 4                      WQMP ACCESS AND MAINT (SURVEY)                      Not Satisfied  
Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1                      Annex - All Maintenance 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.

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 Annex - Catch Basin Inserts (cont.) Not Satisfied

NOTE: This condition shall apply if catch basins inserts are determined to be needed during the final design of the project.

050 - Transportation. 3 Annex - Landscaping Maintenance 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.

NOTE: For Clinton Keith Road, landscaping shall be limited to Lots 46 through 48 and the Project Detention Basin.

050 - Transportation. 4 Annex - Street Sweeping Maintenance 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 Maintenance Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light 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 Maintenance 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 Maintenance Exhibit 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 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.).

NOTE: For Clinton Keith Road, landscaping shall be limited to Lots 46 through 48 and the Project Detention Basin.

The Transportation Department will clear this condition after the ME is approved by the County

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Transportation

050 - Transportation. 7 Approved Maintenance Exhibit (cont.) Not Satisfied  
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 Dedication Not Satisfied

"A" Street is designated as a LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, 5' sidewalk, and match up asphalt concrete paving (with De Carron Street) within a 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461 . (36'/56').

"B" and "C" Streets are designated as a LOCAL ROADS and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461 . (36'/56').

NOTE:

A 5' concrete sidewalks shall be constructed adjacent to the right-of-way line within the 10' parkway.

050 - Transportation. 9 Emergency Vehicle Access (EVA) Not Satisfied

Emergency Vehicle Access road is designated as a private emergency access and shall be improved with 24' full-width AC pavement and 6" concrete curb within a 30' private road easement. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

In order to secure adequate sight distance at the intersection of Los Alamos Road and Emergency Vehicle Access (EVA) NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

Note:

The project proponent of TTM37294 has the responsibility to educate and display this condition of approval to the prospective all home buyers.

050 - Transportation. 10 Final Map Requirements Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

- 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



Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 Final Map Requirements (cont.) Not Satisfied

easement holder, and the nature of their interests, shown on the map.

- Lot access shall be restricted on Clinton Keith Road and Los Alamos Road and so noted on the final map.
- The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Transportation. 11 LANDSCAPING/TRAIL Not Satisfied

Landscaping (and/or trails) within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Clinton Keith Road (along Lots 46 through 48 and the Project Detention Basin) and Los Alamos Road 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.

050 - Transportation. 12 Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan) shall be approved by the Transportation Department. Street (and bridge) lighting shall be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461. For projects within SCE boundaries use County of Riverside Ordinance No. 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID's pole standard.

050 - Transportation. 13 Maintenance Districts - 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. 14 Part-Width Improvements Not Satisfied

Los Alamos Road along project boundary is a County maintained road designated as a LOCAL ROAD and shall be improved with 24' part-width (12' project side and 12' on the other side of the centerline) AC pavement and 6" AC Dike or better (project side) and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the dedicated and existing right-of-way in accordance with County Standard No. 105, Section "C", Ordinance No. 461. (modified for reduced section)

In order to secure adequate sight distance at the intersection of Los Alamos Road and Emergency Vehicle Access (EVA) NO TREES, WALLS , Ordinance No.461.

Note:

The project proponent of TTM37294 has the responsibility to educate and display this condition of approval to the prospective all home buyers.

Not Satisfied

Plan: TR37294

Parcel: 480100076

50. Prior To Map Recordation

Transportation

050 - Transportation. 15 Street Improvement Plans Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

050 - Transportation. 16 Utility Plan 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 No. 460 for subdivisions and/or Ordinance No. 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:

- The Street Improvement Plans are approved
- 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 Destruction of existing wells and OWTS Not Satisfied

Any existing wells and/or existing onsite wastewater treatment systems (OWTS) shall be properly removed and/or destroyed under permit with DEH.

Existing well is located on proposed lot 36.

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Not Satisfied

060 - E Health. 2 ECP Clearance Not Satisfied

During demolition, if any discolored soils or unanticipated buried objects are discovered, an experienced environmental professional shall evaluate the conditions and provide recommendations if needed. Any soils with chemicals exceeding the California Department of Toxic Substances Control, Regional Water Quality Control Board, and/or County of Riverside Department of Environmental Health Environmental Screening Levels for residential uses will be removed and disposed of offsite at a licensed hazardous materials disposal facility in compliance with state regulations. An experienced environmental professional will monitor the soil removal, if necessary, and shall provide removal verification sampling and testing upon completion of the removals.

060 - E Health. 3 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details. A workplan that addresses the details of the disposal of the elevated Arsenic from the former olive groves at the eastern portion of the project must be provided.

Fire

060 - Fire. 1 0060-Fire-MAP - HFA REVIEW & APPROVAL 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.

060 - Fire. 2 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 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 ADP Fee - Map Not Satisfied

TR37294 is located within the boundaries of the MURRIETA CREEK/WARM SPRINGS VALLEY Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 ADP Fee - Map (cont.) Not Satisfied

Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

060 - Flood. 2 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

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 ORD. 458 Special Flood Hazard Area Study Not Satisfied

The project site is located within a Special Flood Hazard Area (SFHA) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>. The developer must submit a floodplain analysis to determine potential impacts of the development to the SFHA. To provide for appropriate future administration of County Ordinance No. 458, the following items shall be submitted to the District for review and approval:

1. A floodplain analysis consisting of HEC-RAS calculations, cross sections, maps, reports, and other data prepared to the satisfaction of the District for the purpose of revising the effective SFHA limits.
2. Exhibits showing the pre-development and post-development SFHA limits.
3. Georeferenced shapefiles (.shp) or CAD files of the pre-development and post-development SFHA limits.

All hydrologic and hydraulic models, maps, and mapping data must be submitted electronically to the District.

060 - Flood. 5 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.

Not Satisfied

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060- Planning- NOISE REQUIREMENT (cont.)                      Not Satisfied

The traffic noise contour at the eastern site perimeter (back yards of Lots 46-48) is seen in Figure 5 to be 69 dB CNEL. It would require 4 dB of supplemental noise attenuation to achieve the County standard of 65 dB CNEL in any rear-yard recreational space. The minimum noise reduction from any rear-yard perimeter barrier that breaks the direct line of sight is -5 dB. For an ear height of 5.5 feet, a barrier height of 6 feet above the ground surface at the rear of Lots 46-48 will meet the County noise standard. A block wall (rear-yard perimeter barrier) will be required on the development to ensure noise attenuation meets 65 dB CNEL.

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 - SECTION 1601/1603 PERMIT                      Not Satisfied

Should any grading or construction be proposed within any area designated as jurisdiction with that certain Jurisdictional Delineation performed for the project by Hernandez Environmental Services located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 4                      0060-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied

No grading permits shall be issued until Change of Zone No. 7937 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 5                      0060-Planning-MAP - SKR FEE CONDITION                      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 12.5 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.

Planning-EPD

060 - Planning-EPD. 1                      0060-EPD 30-Day Burrowing Owl Preconstruction Survey                      Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1                      0060-EPD 30-Day Burrowing Owl Preconstruction Survey                      Not Satisfied

issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

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

060 - Planning-EPD. 2                      0060-EPD-Biological Monitor                      Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified biological monitor to EPD to review and approve. The plan 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. 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-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. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds 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.

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3            0060-EPD-Nesting Bird Survey (MBTA) (cont.)            Not Satisfied

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 Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 4            0060-EPD-temporary Fencing            Not Satisfied

Prior to the issuance of a grading permit, the area delineated as "Avoidance Area," on exhibit 5 in the General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for TR37294, by Hernandez Environmental Services, dated January 29, 2018, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed and encompasses the entire Riparian/Riverine feature. EPD may also inspect the site prior to grading permit issuance.

Planning-PAL

060 - Planning-PAL. 1            PALEO PRIMP/MONITOR            Not Satisfied

According to PDP01598, the proposed project site grading/earthmoving activities could potentially impact paleontological resources. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and 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 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 "SABER Policy", paleontological fossils found in the County should, by preference, be directed

Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

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. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

Transportation

060 - Transportation. 1 Approved Maintenance Exhibit 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 Fee Credit/Reimbursement Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBB, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

060 - Transportation. 3 Maintenance 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.

060 - Transportation. 4 Street Improvement Plans Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance Nos. 460, 461, Riverside County Improvement



Plan: TR37294

Parcel: 480100076

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 Street Improvement Plans (cont.) Not Satisfied  
Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

060 - Transportation. 5 Submit Grading Plan Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 ECP Clearance Not Satisfied

The project's construction plans and grading specifications shall state that a construction noise reduction plan be submitted to the County and approved prior to issuance of a grading permit. The plan must include the following:

- Identification of the location of construction equipment and how the noise from this equipment will be reduced during construction of the project using: a) temporary noise attenuation fences; b) preferential location of equipment; and c) use of current noise suppression technology and equipment.
- Detail that all construction equipment shall utilize noise reduction features (mufflers, engine shrouds, etc.) that are at least as effective as those originally installed by the manufacturer.
- Description of the simultaneous operation of the loudest equipment to reduce the length of the highest equipment noise volumes.
- Requirements for all project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs).
- Post signs requiring hearing protection be worn in areas where noise levels are routinely expected to exceed 80 Dba.

070 - E Health. 2 ECP Clearance Not Satisfied

The project's construction plans and grading specifications shall state that large loaded trucks and dozers (greater than or equal to 80,000 pounds) shall not be used within 50 feet of the eastern boundary of the project site. Instead, smaller, rubber-tired bulldozers (less than 80,000 pounds) or equivalent alternative equipment shall be used within this area during project construction.

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

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

BS-Grade

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

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1                              0080-Fire-MAP - SECONDARY/ALTER ACCESS                              Not Satisfied

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2                              0080-Fire-MAP-#50C-TRACT WATER VERIFICA                              Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact 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.

Flood

080 - Flood. 1                              ADP Fee - Map                              Not Satisfied

TR37294 is located within the boundaries of the MURRIETA CREEK/WARM SPRINGS VALLEY Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

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

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

Flood

080 - Flood. 3 Submit Plans (cont.) Not Satisfied

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 within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2 0080-Planning-MAP - 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. 3 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. 4 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dimensioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied  
 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. 5                      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. 6                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied  
 All utility extensions within a lot shall be placed underground.

080 - Planning. 7                      0080-Planning-MAP - COLOR SCHEME                      Not Satisfied  
 Colors/materials shall conform substantially to those shown on approved Exhibit M.

080 - Planning. 8                      0080-Planning-MAP - ELEVATION & FLOOR PLAN                      Not Satisfied  
 Elevations and floor plans shall substantially conform to approved Exhibit B.

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 Design and Landscape Guidelines for the 3rd District and the approved Design Manual, Exhibit D.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks,

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied  
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 be constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
- 5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
- 6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
- 7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 10                      0080-Planning-MAP\*- SCHOOL MITIGATION                      Not Satisfied  
Impacts to the Murrieta School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1                      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;

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1            0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN            Not Satisfied

- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

NOTE: When the Landscaping Plot Plan is located within a special district such as VALLEYWIDE/CSA/COUNTY 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. 2            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.

080 - Transportation. 3            Annex All Maintenance 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.

Waste Resources

Plan: TR37294

Parcel: 480100076

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, 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 precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (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

Plan: TR37294

Parcel: 480100076

90. Prior to Building Final Inspection

Flood

090 - Flood. 2                      BMP Maintenance & Inspection (cont.)                      Not Satisfied  
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.

Planning

090 - Planning. 1                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied  
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied  
All residences shall have automatic roll-up garage doors.

090 - Planning. 3                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied  
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. Paid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for Valley Wide.

Planning-EPD

090 - Planning-EPD. 1                      0090-EPD-Permanent Fencing                      Not Satisfied  
Prior to the issuance of a building permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The entire length of the riparian area adjacent to the project site 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 three inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency, if 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.



Plan: TR37294

Parcel: 480100076

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            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.

090 - Transportation. 2            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. 3            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. 4            80% Completion            Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- Interior roads shall be completed and paved to finish grade according to the limits indicated in the



Plan: TR37294

Parcel: 480100076

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 Utility Install (cont.) Not Satisfied

underground in accordance with Ordinance Nos. 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 offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 9 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 10 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

DATE: May 22, 2017

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Waste Resources Management Dept.  
Riv. Co. Airport Land Use Commission  
Board of Supervisors - Supervisor: 3rd District-  
Taylor-Berger  
Murrieta Sphere of Influence  
Murrieta Unified School District

Eastern Municipal Water District (EMWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.  
South Coast Air Quality Management District  
California Department of Fish and Wildlife

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021** – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) - Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –**REQUEST:** The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a **Plot Plan** proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076. **BBID: 086-931-031 UPROJ: TR37294**

**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 June 15, 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 Dionne Harris, Project Planner at (951) 955-6836 or e-mail at [dharris@rivco.org](mailto:dharris@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.*



March 30, 2017

Proactive Engineering  
Attn: Glenn Budd  
200 South Main Street #300  
Corona, CA. 92882

**Subject: SAN53 – Will Serve TTM 27294 APN 480-100-009, -075, -076 – Los Alivos**

Dear Mr. Budd:

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

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

**Expiration - one year from date of issue**

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

Sincerely,

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

EC:mdp

Board of Directors

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300  
T 951.928.3777 • F 951.928.6177 emwd.org



County of Riverside  
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE  
(SAN-53)

DATE: 3/31/17  
TRACT / PARCEL MAP NO.: 377294  
APN: 480-100-009, 075, 076

PARCELS / LOTS: 48  
ZONING: R-4  
MAP SCHEDULE: A

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

THE EMWD WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 3/20/17

ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.

NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(SCHEDULE C, D, E, F, G)

INDIVIDUAL WELL(S) \_\_\_\_\_

2. DOMESTIC SEWAGE DISPOSAL:

CONNECTION TO EMWD SEWER SYSTEM AS PER LETTER DATED 3/20/17

ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, UNDER DEH PR-Not Provided DATED \_\_\_\_\_ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ENVIRONMENTAL HEALTH SPECIALIST

Received by: \_\_\_\_\_





# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

SENT VIA USPS AND E-MAIL:

June 1, 2017

[dharris@rivco.org](mailto:dharris@rivco.org)

Dionne Harris, Project Planner  
Riverside County Planning Department – Riverside  
P.O. Box 1409, Mailstop #: 1070  
Riverside, CA 92502-1409

**Site Plan Consultation for the  
Change of Zone No. 7937, Tentative Tract Map No. 37294, and Plot Plan No. 26249  
– EA43021**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the CEQA document. Please forward a copy of the CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files<sup>1</sup>. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete a review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

### Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional

---

<sup>1</sup> Pursuant to the CEQA Guidelines Section 15174, the information contained in a CEQA document shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of a CEQA document should be avoided through inclusion of supporting information and analyses as appendices. Appendices may be prepared in volumes separate from the basic CEQA document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.



air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the proposed project and all air pollutant sources related to the proposed project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance<sup>2</sup> on strategies to reduce air pollution exposure near high-volume roadways can be found at: [https://www.arb.ca.gov/ch/rd/technical\\_advisory\\_final.PDF](https://www.arb.ca.gov/ch/rd/technical_advisory_final.PDF).

### **Mitigation Measures**

In the event that the proposed project generates significant adverse air quality and health risk impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4(a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the proposed project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*.

---

<sup>2</sup> In April 2017, ARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement ARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This Technical Advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. Available at: <https://www.arb.ca.gov/ch/landuse.htm>.

- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>.

### **Alternatives**

In the event that the proposed project generates significant adverse air quality and health risks impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the CEQA document shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project.

### **Permits**

In the event that the proposed project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the proposed project in the CEQA document. For general information on permits, please visit the SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. General permitting questions can also be directed to SCAQMD Engineering and Permitting staff at (909) 396-3385.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage at: <http://www.aqmd.gov>.

SCAQMD staff is available to work with the Lead Agency to ensure that project air quality impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding the comments, please contact me at [lsun@aqmd.gov](mailto:lsun@aqmd.gov) or by phone at (909) 396-3308.

Sincerely,

*Lijin Sun*

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

RVC170526-03

Control Number



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

November 9, 2017

Ms. Dionne Harris, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
**(VIA HAND DELIVERY)**

**CHAIR**  
**Rod Ballance**  
Riverside

**VICE CHAIRMAN**  
**Steve Manos**  
Lake Elsinore

**COMMISSIONERS**

**Arthur Butler**  
Riverside

**John Lyon**  
Riverside

**Glen Holmes**  
Hemet

**Russell Betts**  
Desert Hot Springs

**Steven Stewart**  
Palm Springs

**STAFF**

**Director**  
**Simon A. Housman**

John Guerin  
Paul Rull  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1077FV17  
Related File Nos.: CZ7937 (Change of Zone), TR37294 (Tentative Tract Map),  
Associated Case: PP26249 (Plot Plan)  
APNs: 480-100-009, 480-100-075, and portion of 480-100-076

Dear Ms. Harris:

On November 9, 2017, the Riverside County Airport Land Use Commission (ALUC) found Riverside County Change of Zone Case No. CZ7937, a proposal to change the zoning of 12.5 gross acres located northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way and westerly of Briggs Road from Rural Residential (R-R) to Planned Residential (R-4), **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011.

On November 9, 2017, the Riverside County Airport Land Use Commission (ALUC) found Tentative Tract Map No. 37294 (TR37294), a proposal to divide the above-referenced 12.5-acre site into 48 single family residential lots plus open space lots (including a 1.76-acre open space lot in the southeasterly portion of the project site), **CONSISTENT** with the 2007 FVALUCP, as amended in 2011, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky and shall comply with the Riverside County Ordinance No. 655. Outdoor lighting shall be downward facing.
2. The review of this Tentative Tract is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan.
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

## AIRPORT LAND USE COMMISSION

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. The attached notice shall be provided to all potential purchasers of the lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
  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 wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.
  4. Any proposed detention basins or facilities shall be designed so as to provide for a detention period for the design storm that does not exceed 48 hours and to remain totally dry between rainfalls. Vegetation in and around such facilities that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
  5. The ALUC eligible open area provided in Lot E (minimum of 1.26 acres) shall be kept obstacle and obstruction free per ALUC open area definition.

If you have any questions, please contact Paul Rull, Urban Regional Planner IV, at (951) 955-6893, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



---

Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

cc: Newland Homes, LLC (applicant)  
EPD Solutions, Inc., Rafik Albert (representative)  
Edward Richard/Richard Family Trust (landowner)  
John Olsen (additional landowner)  
Tim Miller, Airports Manager, Riverside County EDA – Aviation Division  
ALUC Case File

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**Legend**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Boundary Lines**
- Airport Property Line
  - - - City Limits
  - ⊗ Height Review Overlay Zone

**Note**

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

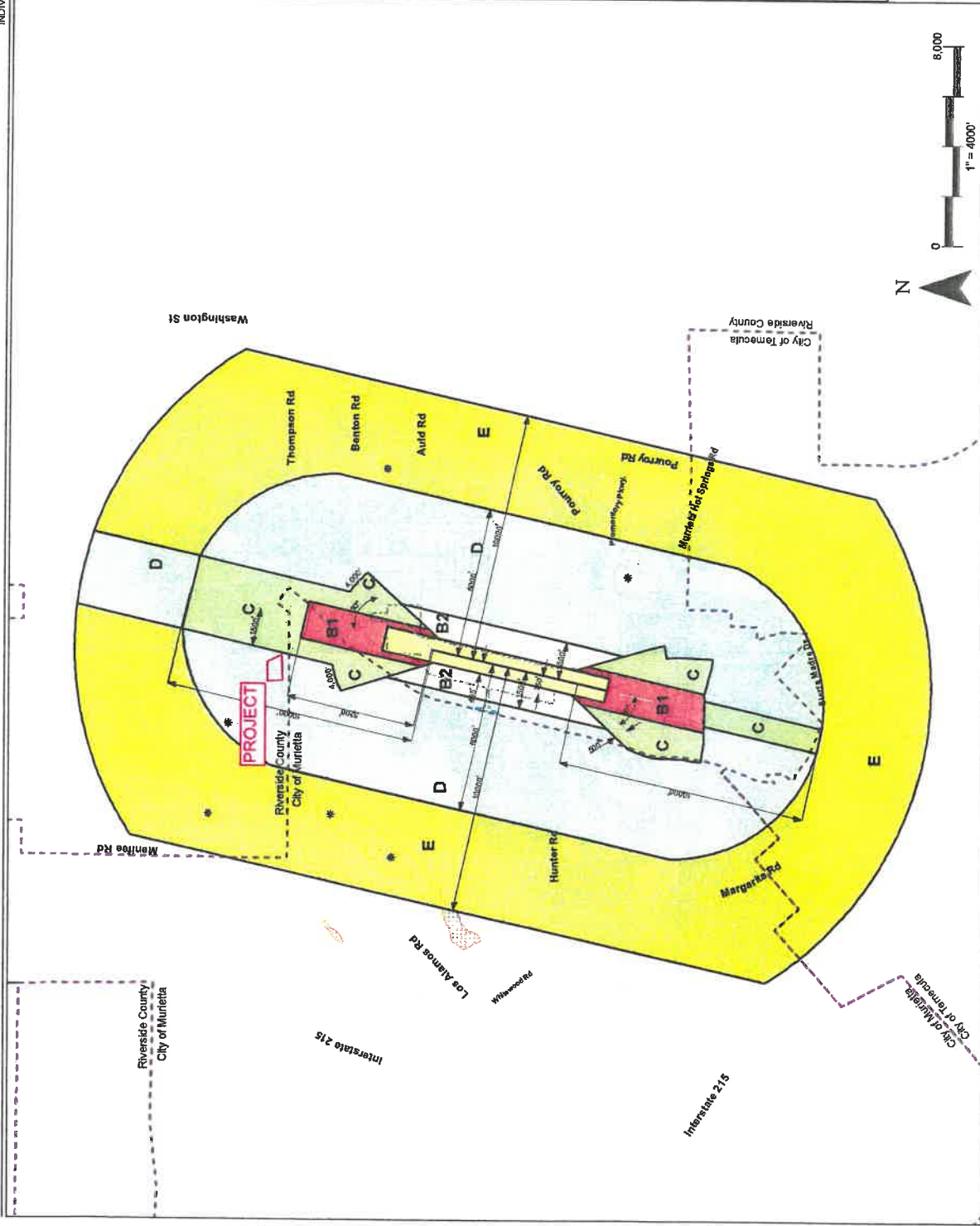
See Chapter 2, Table 2A from compatibility criteria associated with this map.

Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document

(April 2010)

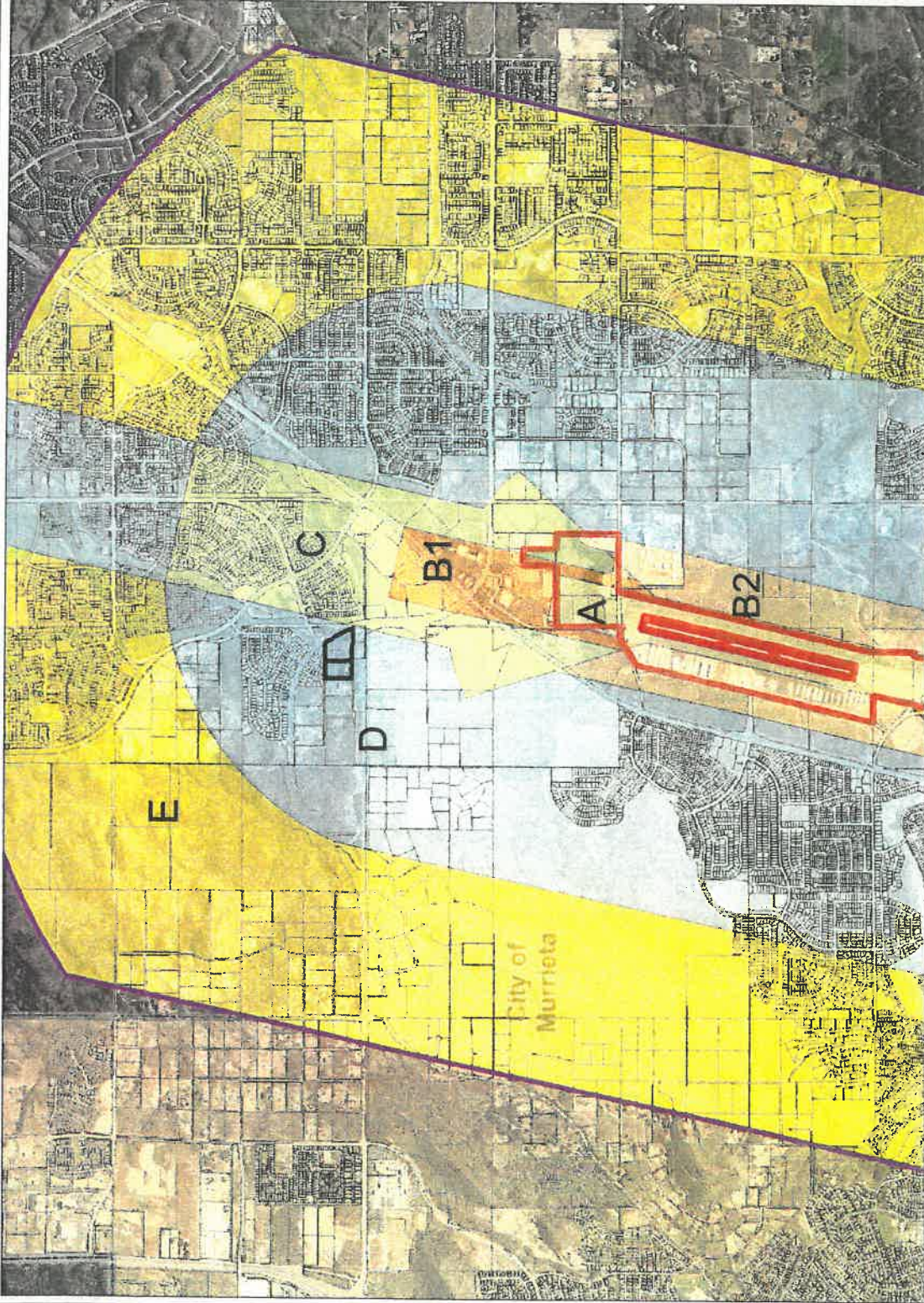
Map FV-1

**Compatibility Map**  
 French Valley Airport



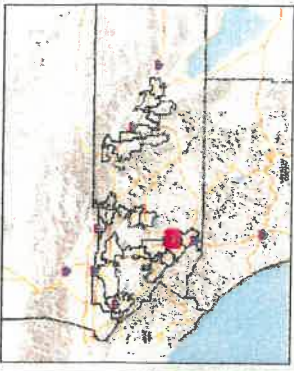


# My Map



## Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



## Notes

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

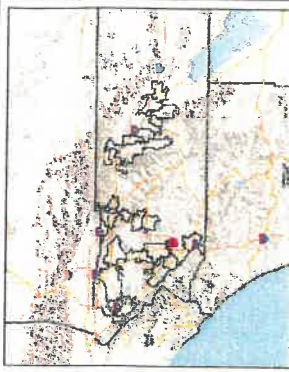
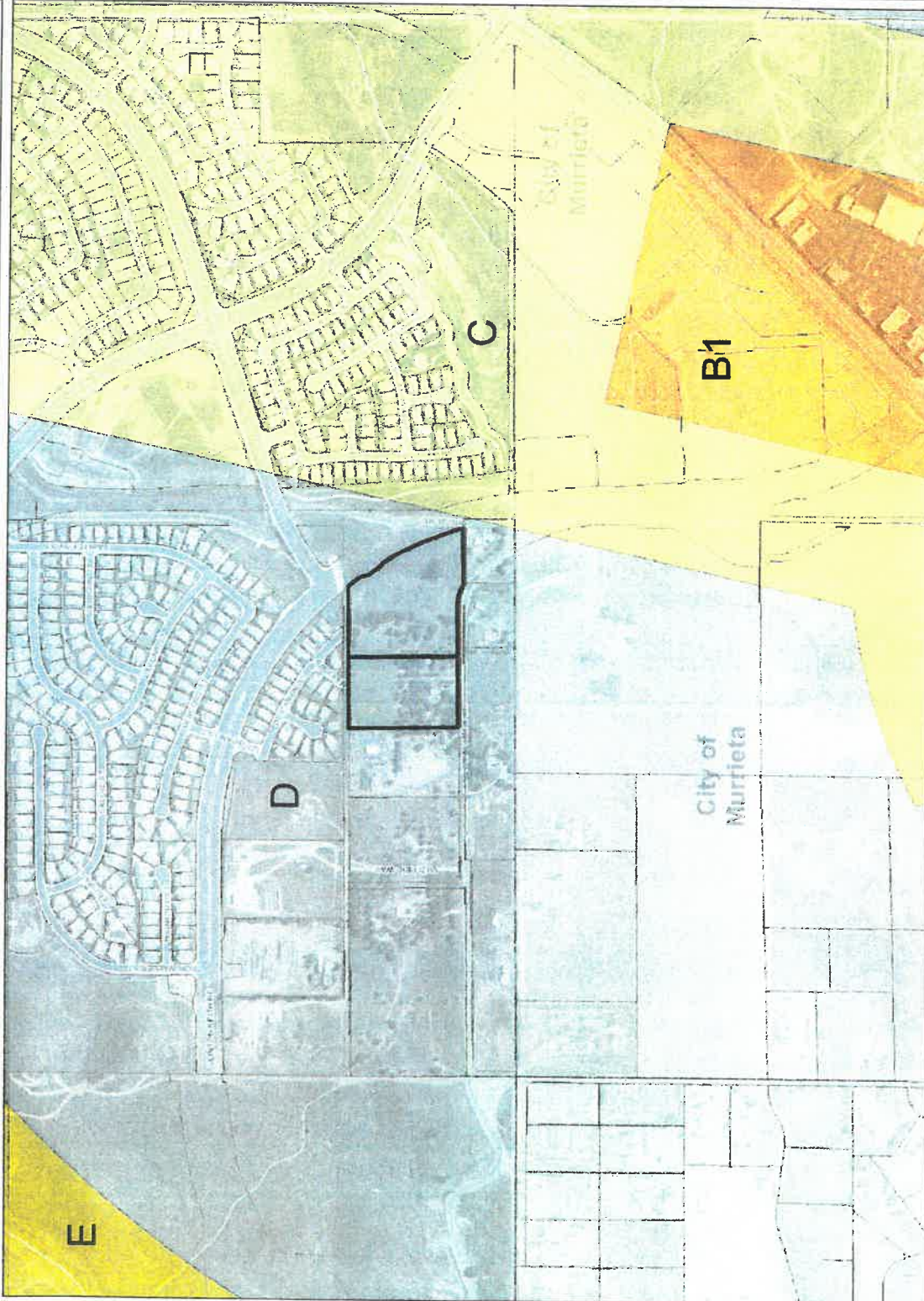


REPORT PRINTED ON... 9/26/2017 9:24:33 AM

© Riverside County RCIT GIS



# My Map



**Legend**

	Airports
	AIA
	Airport Compatibility
	OTHER ZONE
	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC6
	C2-HIGHT

## Notes

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



0 973

1,946 Feet

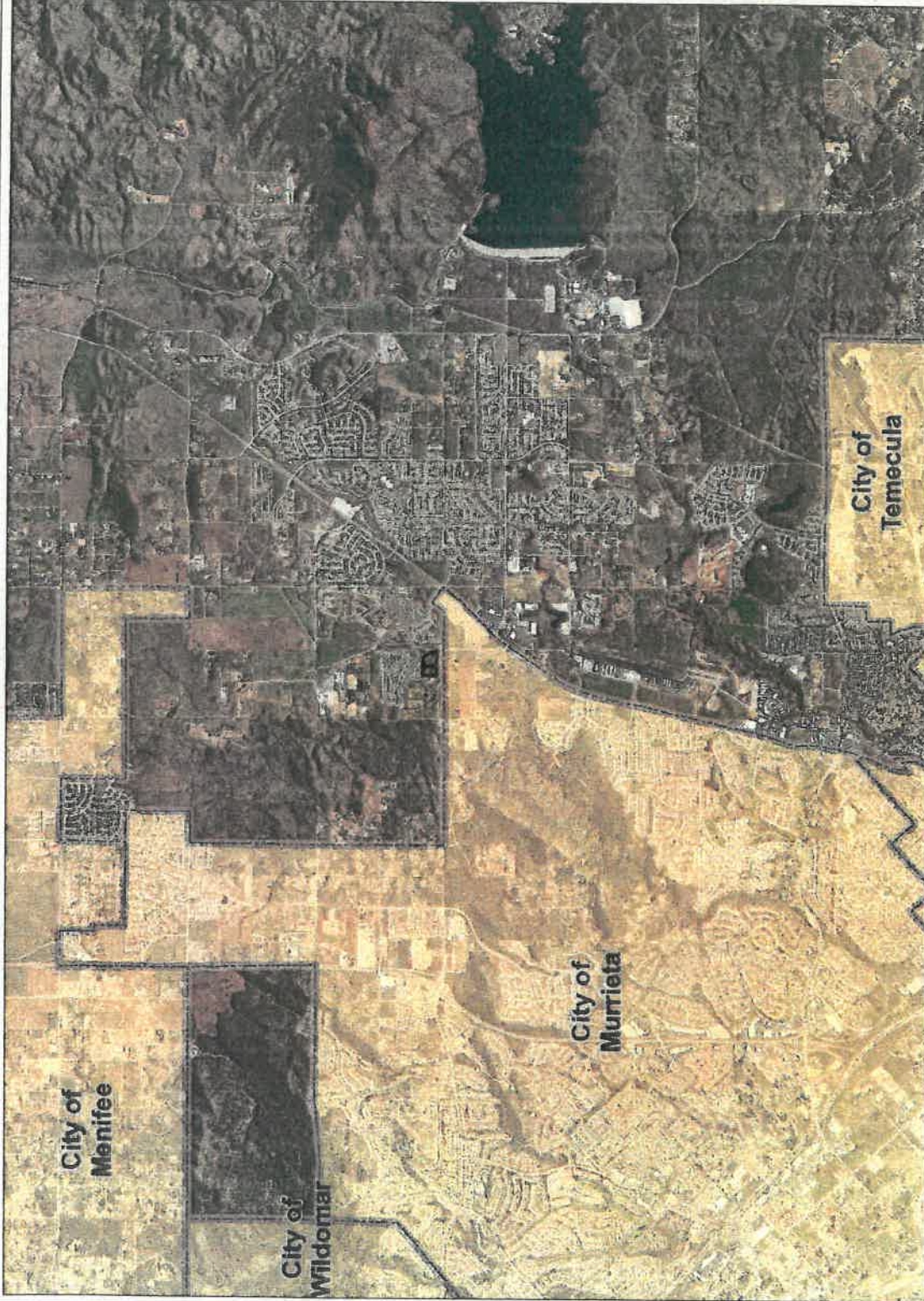


REPORT PRINTED ON... 9/26/2017 9:23:09 AM

© Riverside County RCIT GIS



# My Map



## Legend

-  City Boundaries
-  Cities
- highways\_large
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  USHWY
- majorroads
- counties
- cities



0 7,785 15,570 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.

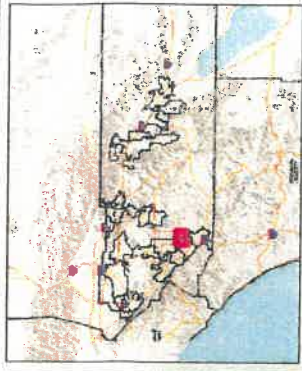
REPORT PRINTED ON... 9/28/2017 9:25:30 AM

© Riverside County RCIT GIS

## Notes



# My Map



## Legend

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

## Notes

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



0 3,892 7,785 Feet

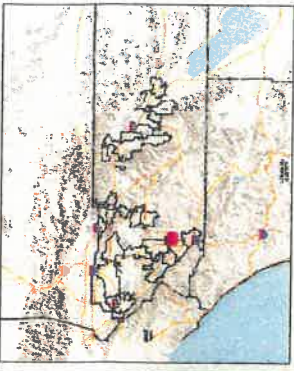


REPORT PRINTED ON ... 9/26/2017 9:26:10 AM

© Riverside County RCIT GIS



# My Map



## Legend

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

## Notes

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



0 1,946 3,892 Feet

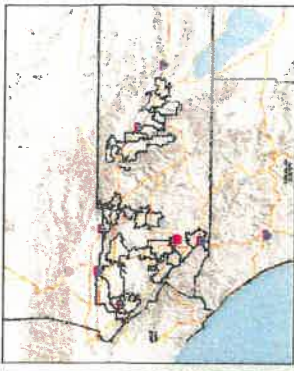


REPORT PRINTED ON ... 9/26/2017 9:26:48 AM

© Riverside County RCIT GIS



# My Map



## Legend

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

## Notes

**\*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.



0 973

1,946 Feet

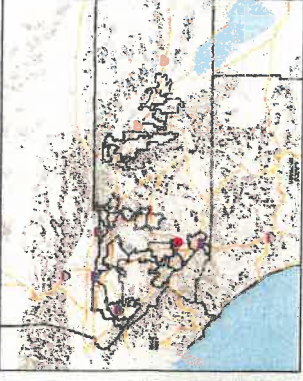


REPORT PRINTED ON... 9/26/2017 9:27:30 AM

© Riverside County RCIT GIS



# My Map



## Legend

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

## Notes

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



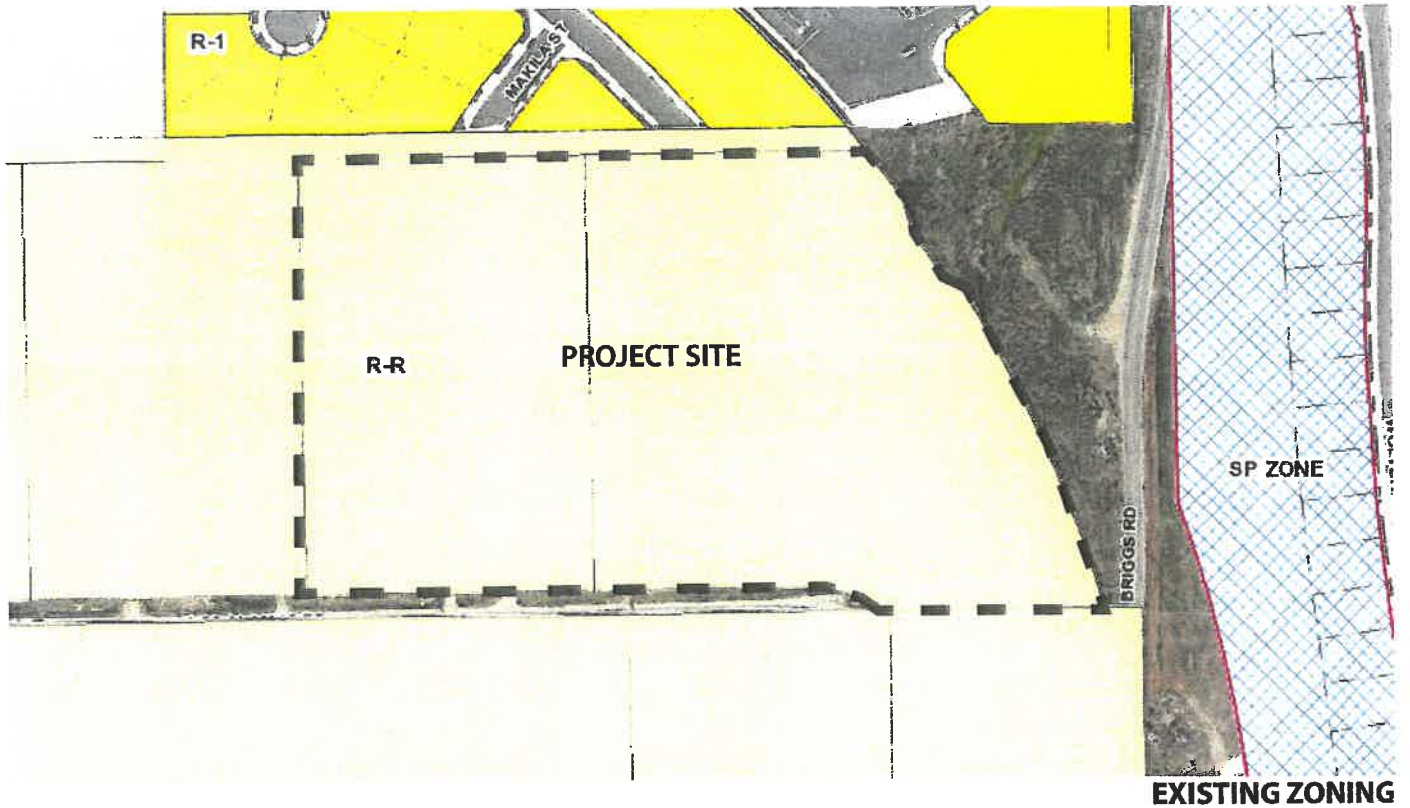
0 487 973 Feet



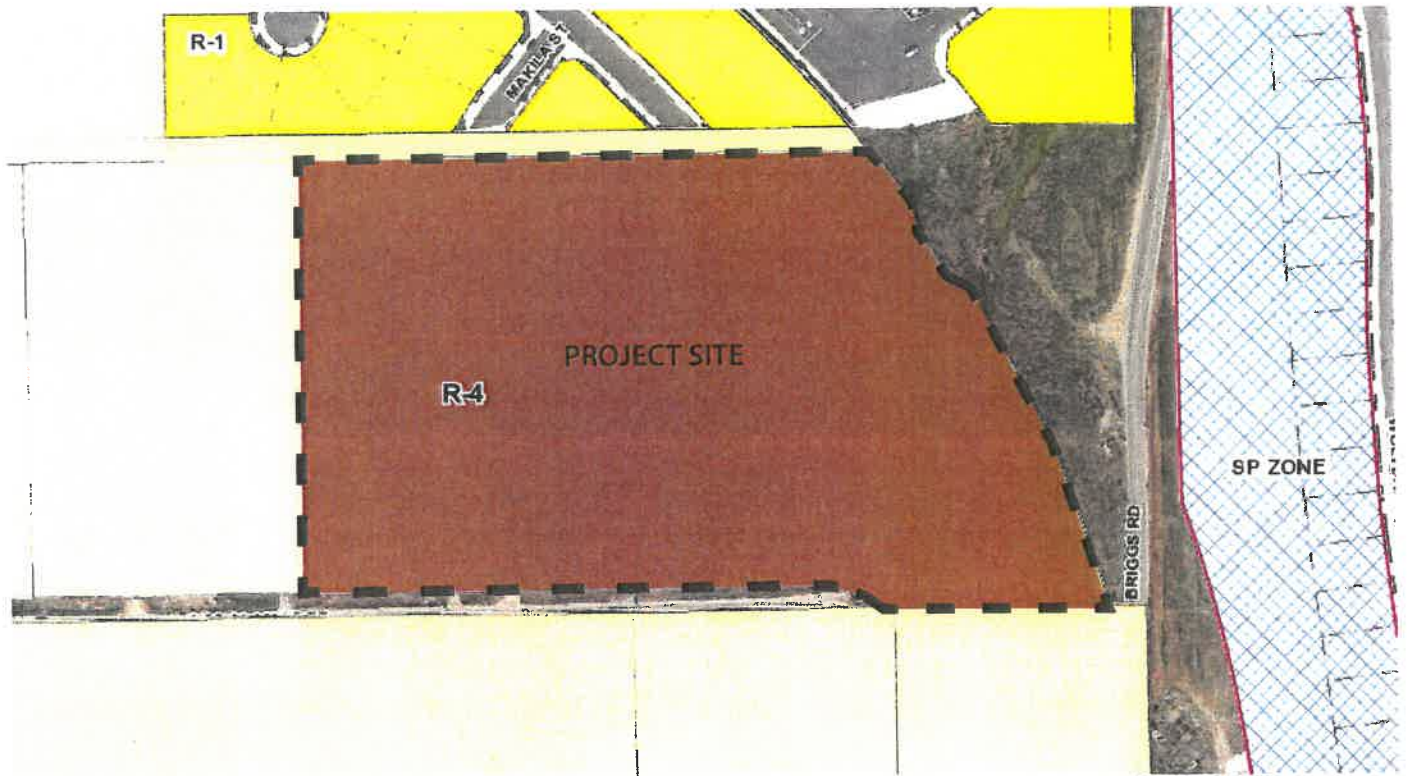
REPORT PRINTED ON... 9/26/2017 9:28:15 AM

© Riverside County RCIT GIS





**EXISTING ZONING**



**PROPOSED ZONING**

**LEGEND**

- R-1 One Family Dwellings
- R-4 Planned Residential
- R-R Rural Residential
- SP Specific Plan

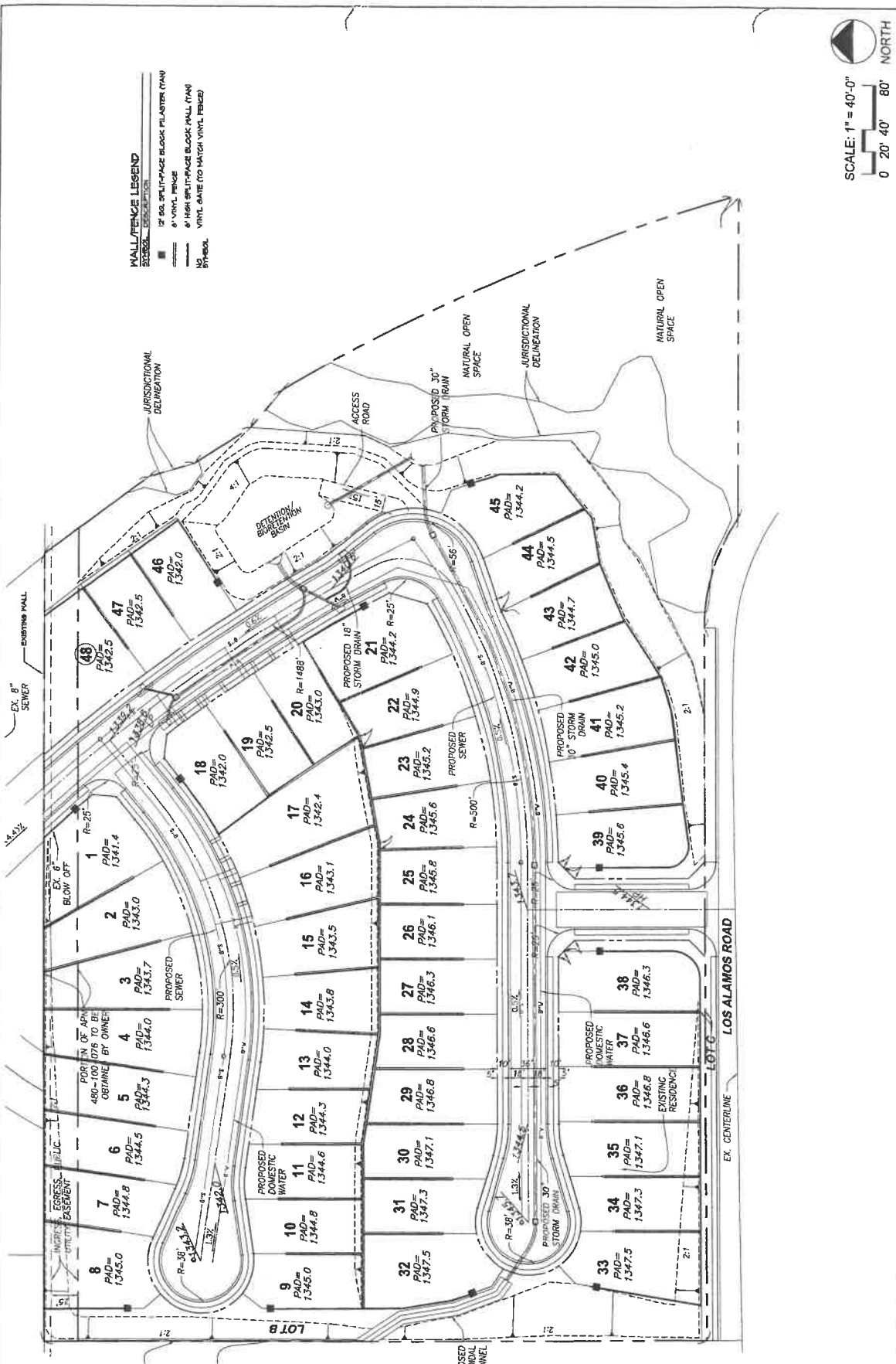
**Zone Change**  
**APNs 480-100-009, -075**  
**TTM No. 37294**











APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK IN THE ROAD RIGHT-OF-WAY ONLY.

**NOTE:** CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A BASIS FOR A CONTRACT. A PUBLIC SERVICE ALERT IS REQUESTED TO BE ISSUED TO ALL PROPERTY OWNERS AND ADJACENT PROPERTY OWNERS TO ADVISE THEM OF THE EXISTENCE OF THESE PLANS AND TO ADVISE THEM OF THE NECESSITY OF OBTAINING A PUBLIC SERVICE ALERT FROM THE COUNTY OF LOS ANGELES, CALIFORNIA, BEFORE ANY CONSTRUCTION BEGINS.

**DIGITAL**  
 DIAL BEFORE YOU DIG  
 A PUBLIC SERVICE ALERT  
 IS FREE  
 UNDEVELOPED SERVICE ALERT  
 1-800-237-2600

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ COUNTY: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_ DATE: 8/27/18  
 R.L.A. NO. 2432, EP 8/27/18  
 DATE 8/29/18

SCALE: H. 1/4" = 1' V. 1/8" = 1'

**RJCLA**  
 REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 1000 W. 10TH STREET, SUITE 100  
 LOS ANGELES, CALIFORNIA 90057  
 (213) 481-1111

LEGAL DESCRIPTION: PART 11 OF 48 PAGES OF MAP 18797, RECORDED IN BOOK 1422, PAGES 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, PARTITION OF THE SOUTHWEST 1/4 SECTION 9, T.11N., R.10E., S.18E., COUNTY OF LOS ANGELES, CALIFORNIA.

FOR: LOS OLIVOS M.O. COUNTY FILE NO. T.T.M. 37294

SHEET NO. L-2 OF 2 SHEETS

CONCEPT LANDSCAPE PLANS  
 CONCEPTUAL WALL AND FENCE PLAN

SCALE: 1" = 40'-0"  
 0 20' 40' 80' NORTH

APR. 480-100-009, 480-100-076 AND A PORTION OF 480-100-076





# TENTATIVE TRACT MAP NO. 37294



**PROJECT SITE**

**NOTES**

1. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
2. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
3. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
4. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
5. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
6. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
7. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
8. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
9. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
10. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
11. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
12. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
13. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
14. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
15. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
16. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
17. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
18. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
19. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
20. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
21. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
22. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
23. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
24. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
25. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
26. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
27. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
28. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
29. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
30. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
31. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
32. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
33. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
34. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
35. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
36. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
37. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
38. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
39. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
40. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
41. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
42. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
43. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
44. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
45. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
46. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
47. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
48. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
49. EXISTING OVERHEAD POWER LINES TO BE REMOVED.
50. EXISTING OVERHEAD POWER LINES TO BE REMOVED.

**LEGAL DESCRIPTION**

LOT 2 AND A PORTION OF LOT 1 OF PARCEL MAP 19177, RECORDED IN BOOK 122, SECTION 31, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN

**LOT AREAS NUMBERED LOTS:**

LOT	TYPE	GROSS AREA	ACRES
1	SINGLE FAMILY	7,727	0.18
2	SINGLE FAMILY	7,138	0.16
3	SINGLE FAMILY	7,138	0.16
4	SINGLE FAMILY	7,138	0.16
5	SINGLE FAMILY	7,138	0.16
6	SINGLE FAMILY	7,138	0.16
7	SINGLE FAMILY	7,138	0.16
8	SINGLE FAMILY	7,138	0.16
9	SINGLE FAMILY	7,138	0.16
10	SINGLE FAMILY	7,138	0.16
11	SINGLE FAMILY	7,138	0.16
12	SINGLE FAMILY	7,138	0.16
13	SINGLE FAMILY	7,138	0.16
14	SINGLE FAMILY	7,138	0.16
15	SINGLE FAMILY	7,138	0.16
16	SINGLE FAMILY	7,138	0.16
17	SINGLE FAMILY	7,138	0.16
18	SINGLE FAMILY	7,138	0.16
19	SINGLE FAMILY	7,138	0.16
20	SINGLE FAMILY	7,138	0.16
21	SINGLE FAMILY	7,138	0.16
22	SINGLE FAMILY	7,138	0.16
23	SINGLE FAMILY	7,138	0.16
24	SINGLE FAMILY	7,138	0.16
25	SINGLE FAMILY	7,138	0.16
26	SINGLE FAMILY	7,138	0.16
27	SINGLE FAMILY	7,138	0.16
28	SINGLE FAMILY	7,138	0.16
29	SINGLE FAMILY	7,138	0.16
30	SINGLE FAMILY	7,138	0.16
31	SINGLE FAMILY	7,138	0.16
32	SINGLE FAMILY	7,138	0.16
33	SINGLE FAMILY	7,138	0.16
34	SINGLE FAMILY	7,138	0.16
35	SINGLE FAMILY	7,138	0.16
36	SINGLE FAMILY	7,138	0.16
37	SINGLE FAMILY	7,138	0.16
38	SINGLE FAMILY	7,138	0.16
39	SINGLE FAMILY	7,138	0.16
40	SINGLE FAMILY	7,138	0.16
41	SINGLE FAMILY	7,138	0.16
42	SINGLE FAMILY	7,138	0.16
43	SINGLE FAMILY	7,138	0.16
44	SINGLE FAMILY	7,138	0.16
45	SINGLE FAMILY	7,138	0.16
46	SINGLE FAMILY	7,138	0.16
47	SINGLE FAMILY	7,138	0.16
48	SINGLE FAMILY	7,138	0.16
49	SINGLE FAMILY	7,138	0.16
50	SINGLE FAMILY	7,138	0.16

**LOT AREA SUMMARY:**

LOTS	ACREAGE
NUMBERED LOTS	6.78
UNNUMBERED LOTS	5.26
TOTAL LOTS	12.04
TOTAL ACRES	12.04

**LETTERED LOTS:**

LOT	TYPE	GROSS AREA	ACRES
A	SINGLE FAMILY	10,118	2.34
B	SINGLE FAMILY	22,815	0.52
C	SINGLE FAMILY	41,295	0.95
D	SINGLE FAMILY	75,095	1.74



**LEGEND**

- PROPOSED STREET GRADE
- EXISTING STREET GRADE
- PROPOSED TRACT BOUNDARY
- EXISTING TRACT BOUNDARY
- PROPOSED LOT BOUNDARY
- EXISTING LOT BOUNDARY
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED UTILITY LOCATIONS
- EXISTING UTILITY LOCATIONS
- PROPOSED EROSION CONTROL
- EXISTING EROSION CONTROL
- PROPOSED FLOOD ZONE
- EXISTING FLOOD ZONE
- PROPOSED TREE REMOVAL
- EXISTING TREE REMOVAL
- PROPOSED TREE PLANTING
- EXISTING TREE PLANTING
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED LIGHTING
- EXISTING LIGHTING
- PROPOSED LANDSCAPING
- EXISTING LANDSCAPING
- PROPOSED PAVING
- EXISTING PAVING
- PROPOSED GRASS
- EXISTING GRASS
- PROPOSED SOIL
- EXISTING SOIL
- PROPOSED ROCK
- EXISTING ROCK
- PROPOSED SAND
- EXISTING SAND
- PROPOSED SLOPE
- EXISTING SLOPE
- PROPOSED ELEVATION
- EXISTING ELEVATION
- PROPOSED DISTANCE
- EXISTING DISTANCE
- PROPOSED ANGLE
- EXISTING ANGLE
- PROPOSED CURVE
- EXISTING CURVE
- PROPOSED TANGENT
- EXISTING TANGENT
- PROPOSED CHORD
- EXISTING CHORD
- PROPOSED ARC
- EXISTING ARC
- PROPOSED AREA
- EXISTING AREA
- PROPOSED PERIMETER
- EXISTING PERIMETER
- PROPOSED VOLUME
- EXISTING VOLUME
- PROPOSED MASS
- EXISTING MASS
- PROPOSED MOMENT
- EXISTING MOMENT
- PROPOSED FORCE
- EXISTING FORCE
- PROPOSED PRESSURE
- EXISTING PRESSURE
- PROPOSED TEMPERATURE
- EXISTING TEMPERATURE
- PROPOSED HUMIDITY
- EXISTING HUMIDITY
- PROPOSED WIND
- EXISTING WIND
- PROPOSED RAIN
- EXISTING RAIN
- PROPOSED SNOW
- EXISTING SNOW
- PROPOSED ICE
- EXISTING ICE
- PROPOSED FOG
- EXISTING FOG
- PROPOSED HAZE
- EXISTING HAZE
- PROPOSED DUST
- EXISTING DUST
- PROPOSED POLLUTION
- EXISTING POLLUTION
- PROPOSED NOISE
- EXISTING NOISE
- PROPOSED VIBRATION
- EXISTING VIBRATION
- PROPOSED ELECTROMAGNETIC INTERFERENCE
- EXISTING ELECTROMAGNETIC INTERFERENCE
- PROPOSED RADIATION
- EXISTING RADIATION
- PROPOSED CHEMICAL
- EXISTING CHEMICAL
- PROPOSED BIOLOGICAL
- EXISTING BIOLOGICAL
- PROPOSED PSYCHOLOGICAL
- EXISTING PSYCHOLOGICAL
- PROPOSED SOCIAL
- EXISTING SOCIAL
- PROPOSED ECONOMIC
- EXISTING ECONOMIC
- PROPOSED POLITICAL
- EXISTING POLITICAL
- PROPOSED CULTURAL
- EXISTING CULTURAL
- PROPOSED RELIGIOUS
- EXISTING RELIGIOUS
- PROPOSED ETHNIC
- EXISTING ETHNIC
- PROPOSED LANGUAGE
- EXISTING LANGUAGE
- PROPOSED IDENTITY
- EXISTING IDENTITY
- PROPOSED BELIEFS
- EXISTING BELIEFS
- PROPOSED VALUES
- EXISTING VALUES
- PROPOSED ATTITUDES
- EXISTING ATTITUDES
- PROPOSED BEHAVIORS
- EXISTING BEHAVIORS
- PROPOSED EMOTIONS
- EXISTING EMOTIONS
- PROPOSED COGNITION
- EXISTING COGNITION
- PROPOSED AFFECT
- EXISTING AFFECT
- PROPOSED CONSCIOUSNESS
- EXISTING CONSCIOUSNESS
- PROPOSED UNCONSCIOUSNESS
- EXISTING UNCONSCIOUSNESS
- PROPOSED SUPERCONSCIOUSNESS
- EXISTING SUPERCONSCIOUSNESS
- PROPOSED MIND
- EXISTING MIND
- PROPOSED BODY
- EXISTING BODY
- PROPOSED SPIRIT
- EXISTING SPIRIT
- PROPOSED SOUL
- EXISTING SOUL
- PROPOSED HEART
- EXISTING HEART
- PROPOSED BRAIN
- EXISTING BRAIN
- PROPOSED NERVOUS SYSTEM
- EXISTING NERVOUS SYSTEM
- PROPOSED ENDOCRINE SYSTEM
- EXISTING ENDOCRINE SYSTEM
- PROPOSED IMMUNE SYSTEM
- EXISTING IMMUNE SYSTEM
- PROPOSED RESPIRATORY SYSTEM
- EXISTING RESPIRATORY SYSTEM
- PROPOSED DIGESTIVE SYSTEM
- EXISTING DIGESTIVE SYSTEM
- PROPOSED URINARY SYSTEM
- EXISTING URINARY SYSTEM
- PROPOSED REPRODUCTIVE SYSTEM
- EXISTING REPRODUCTIVE SYSTEM
- PROPOSED SKIN
- EXISTING SKIN
- PROPOSED HAIR
- EXISTING HAIR
- PROPOSED NAILS
- EXISTING NAILS
- PROPOSED EYES
- EXISTING EYES
- PROPOSED EARS
- EXISTING EARS
- PROPOSED NOSE
- EXISTING NOSE
- PROPOSED MOUTH
- EXISTING MOUTH
- PROPOSED THROAT
- EXISTING THROAT
- PROPOSED LUNGS
- EXISTING LUNGS
- PROPOSED LIVER
- EXISTING LIVER
- PROPOSED PANCREAS
- EXISTING PANCREAS
- PROPOSED SPLEEN
- EXISTING SPLEEN
- PROPOSED GALLBLADDER
- EXISTING GALLBLADDER
- PROPOSED STOMACH
- EXISTING STOMACH
- PROPOSED SMALL INTESTINE
- EXISTING SMALL INTESTINE
- PROPOSED LARGE INTESTINE
- EXISTING LARGE INTESTINE
- PROPOSED RECTUM
- EXISTING RECTUM
- PROPOSED ANUS
- EXISTING ANUS
- PROPOSED VAGINA
- EXISTING VAGINA
- PROPOSED PENIS
- EXISTING PENIS
- PROPOSED TESTES
- EXISTING TESTES
- PROPOSED OVARIES
- EXISTING OVARIES
- PROPOSED UTERUS
- EXISTING UTERUS
- PROPOSED CERVIX
- EXISTING CERVIX
- PROPOSED VULVA
- EXISTING VULVA
- PROPOSED CLITORIS
- EXISTING CLITORIS
- PROPOSED BREASTS
- EXISTING BREASTS
- PROPOSED PELVIS
- EXISTING PELVIS
- PROPOSED HIPS
- EXISTING HIPS
- PROPOSED THIGHS
- EXISTING THIGHS
- PROPOSED KNEES
- EXISTING KNEES
- PROPOSED ANKLES
- EXISTING ANKLES
- PROPOSED FEET
- EXISTING FEET
- PROPOSED TOES
- EXISTING TOES
- PROPOSED FINGERS
- EXISTING FINGERS
- PROPOSED THUMB
- EXISTING THUMB
- PROPOSED INDEX
- EXISTING INDEX
- PROPOSED MIDDLE
- EXISTING MIDDLE
- PROPOSED RING
- EXISTING RING
- PROPOSED PINKY
- EXISTING PINKY
- PROPOSED WRISTS
- EXISTING WRISTS
- PROPOSED ELBOWS
- EXISTING ELBOWS
- PROPOSED SHOULDERS
- EXISTING SHOULDERS
- PROPOSED NECK
- EXISTING NECK
- PROPOSED HEAD
- EXISTING HEAD
- PROPOSED HAIR
- EXISTING HAIR
- PROPOSED EYES
- EXISTING EYES
- PROPOSED EARS
- EXISTING EARS
- PROPOSED NOSE
- EXISTING NOSE
- PROPOSED MOUTH
- EXISTING MOUTH
- PROPOSED THROAT
- EXISTING THROAT
- PROPOSED LUNGS
- EXISTING LUNGS
- PROPOSED LIVER
- EXISTING LIVER
- PROPOSED PANCREAS
- EXISTING PANCREAS
- PROPOSED SPLEEN
- EXISTING SPLEEN
- PROPOSED GALLBLADDER
- EXISTING GALLBLADDER
- PROPOSED STOMACH
- EXISTING STOMACH
- PROPOSED SMALL INTESTINE
- EXISTING SMALL INTESTINE
- PROPOSED LARGE INTESTINE
- EXISTING LARGE INTESTINE
- PROPOSED RECTUM
- EXISTING RECTUM
- PROPOSED ANUS
- EXISTING ANUS
- PROPOSED VAGINA
- EXISTING VAGINA
- PROPOSED PENIS
- EXISTING PENIS
- PROPOSED TESTES
- EXISTING TESTES
- PROPOSED OVARIES
- EXISTING OVARIES
- PROPOSED UTERUS
- EXISTING UTERUS
- PROPOSED CERVIX
- EXISTING CERVIX
- PROPOSED VULVA
- EXISTING VULVA
- PROPOSED CLITORIS
- EXISTING CLITORIS
- PROPOSED BREASTS
- EXISTING BREASTS
- PROPOSED PELVIS
- EXISTING PELVIS
- PROPOSED HIPS
- EXISTING HIPS
- PROPOSED THIGHS
- EXISTING THIGHS
- PROPOSED KNEES
- EXISTING KNEES
- PROPOSED ANKLES
- EXISTING ANKLES
- PROPOSED FEET
- EXISTING FEET
- PROPOSED TOES
- EXISTING TOES
- PROPOSED FINGERS
- EXISTING FINGERS
- PROPOSED THUMB
- EXISTING THUMB
- PROPOSED INDEX
- EXISTING INDEX
- PROPOSED MIDDLE
- EXISTING MIDDLE
- PROPOSED RING
- EXISTING RING
- PROPOSED PINKY
- EXISTING PINKY
- PROPOSED WRISTS
- EXISTING WRISTS
- PROPOSED ELBOWS
- EXISTING ELBOWS
- PROPOSED SHOULDERS
- EXISTING SHOULDERS
- PROPOSED NECK
- EXISTING NECK
- PROPOSED HEAD
- EXISTING HEAD

**PROACTIVE**  
RESIDENTIAL DEVELOPMENT

**NEWLAND HOMES, LLC**  
3121 MICHELSON DRIVE, SUITE 110  
IRVINE, CA 92612  
P (949) 344-2701

**TENTATIVE TRACT  
MAP NO. 37294**

**SECTION 31, TOWNSHIP 8 SOUTH, RANGE 2 WEST**

**SECTION 31, TOWNSHIP 8 SOUTH, RANGE 2 WEST**

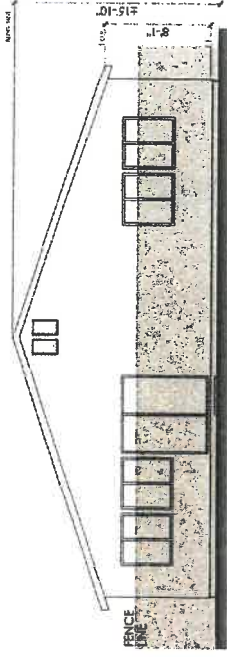
**SECTION 31, TOWNSHIP 8 SOUTH, RANGE 2 WEST**

**SECTION 31, TOWNSHIP 8 SOUTH, RANGE 2 WEST**

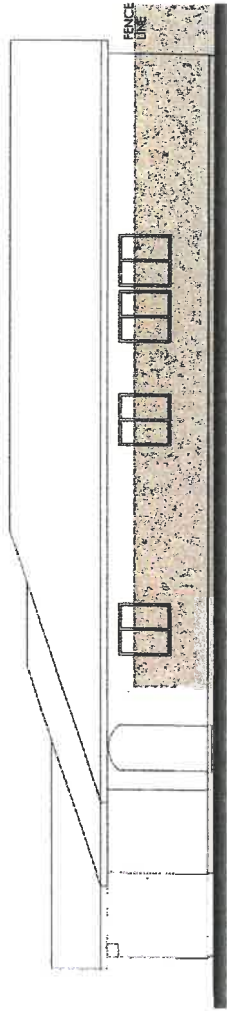
**SECTION 31, TOWNSHIP 8 SOUTH, RANGE 2 WEST**

**SECTION 31, TOWNSHIP 8 SOUTH, RANGE 2 WEST**

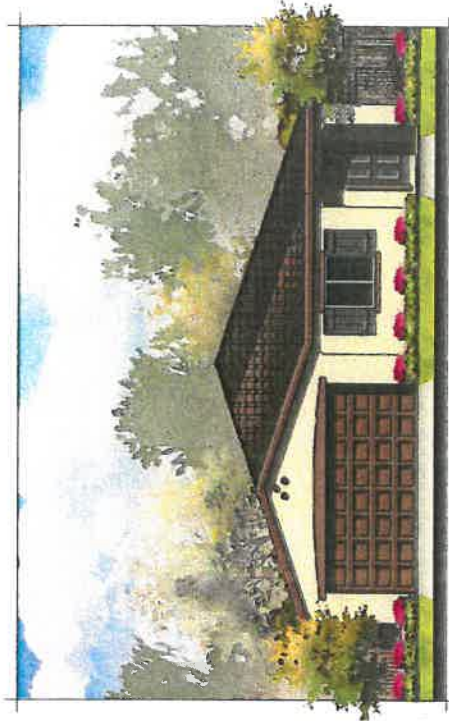




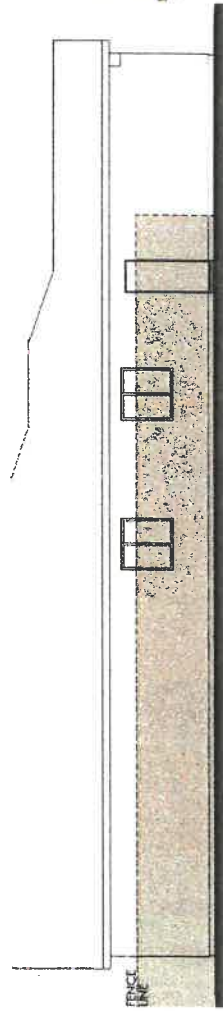
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

COLOR SCHEME #1  
**PLAN 1**  
 SPANISH "A"

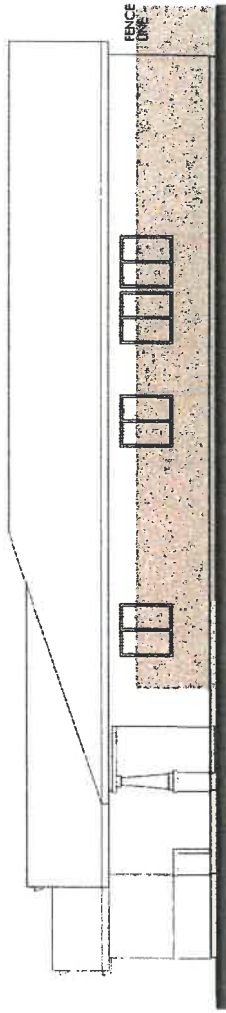
#17021 05/18/17



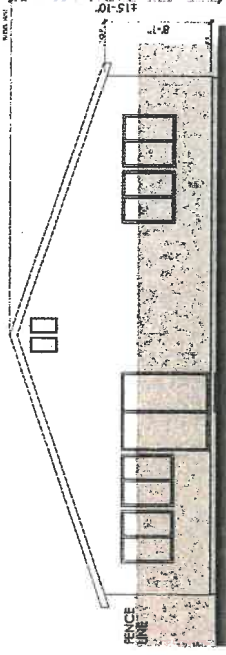
LOS OLIVOS  
 HELIX VALLEY, CA

Kevin L. Crook  
 Architect  
 Inc

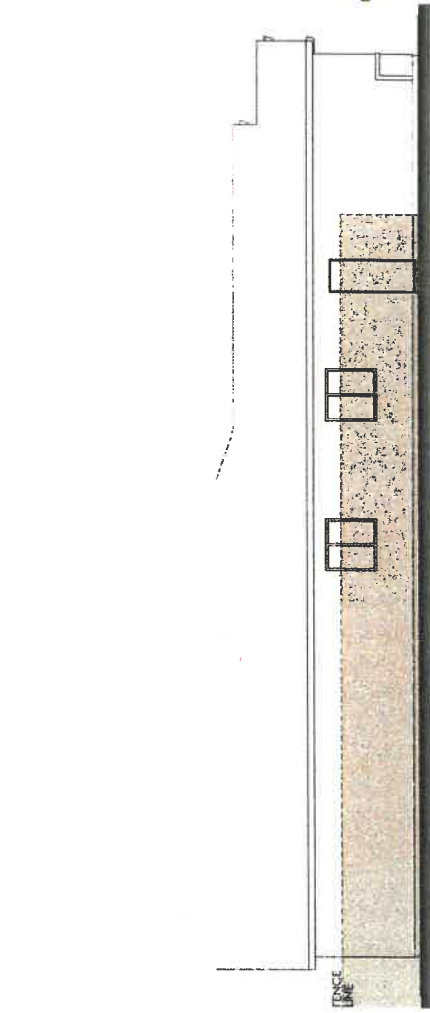




RIGHT ELEVATION



REAR ELEVATION

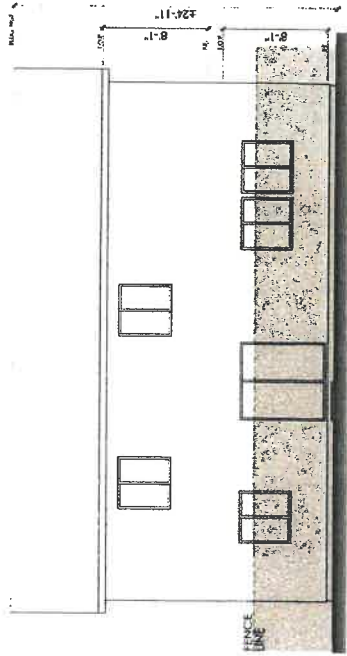


LEFT ELEVATION

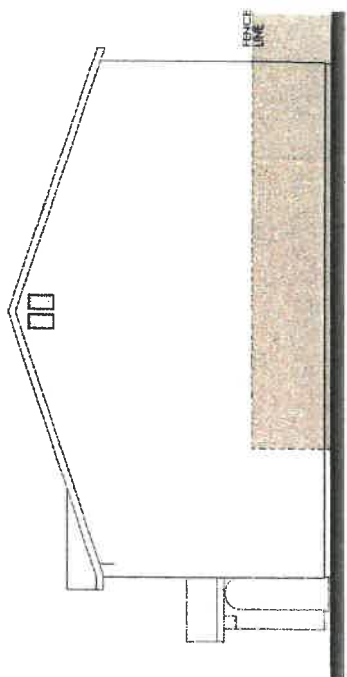
COLOR SCHEME #4  
**PLAN 1**  
 CRAFTSMAN "B"



FRONT ELEVATION



REAR ELEVATION

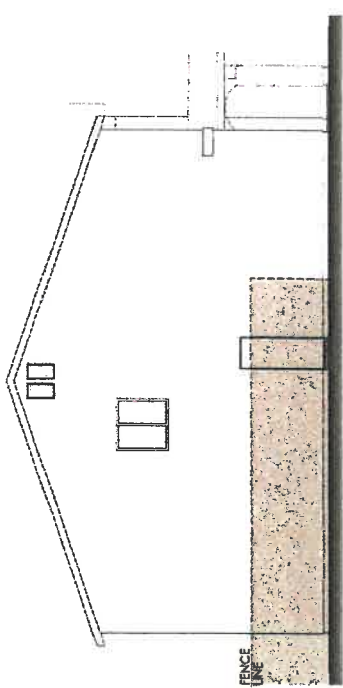


RIGHT ELEVATION

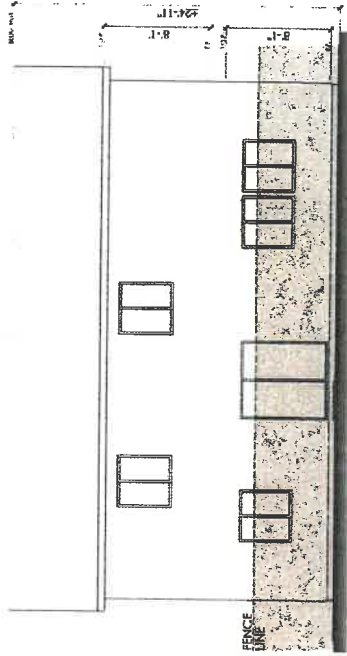


FRONT ELEVATION

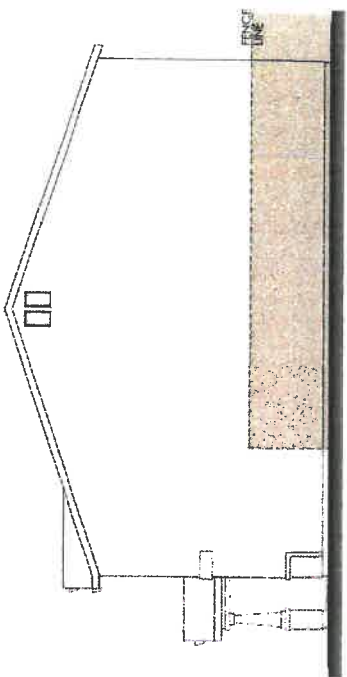
COLOR SCHEME #2  
 PLAN 2  
 SPANISH "A"



LEFT ELEVATION



REAR ELEVATION

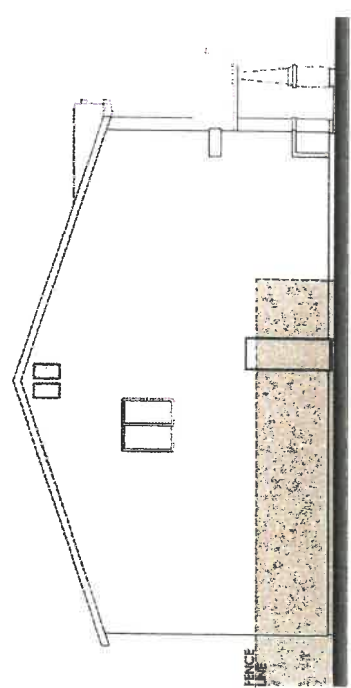


RIGHT ELEVATION



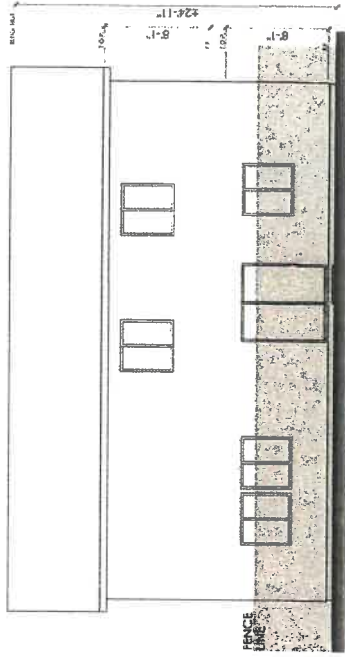
FRONT ELEVATION

COLOR SCHEME #5  
**PLAN 2**  
 CRAFTSMAN "B"

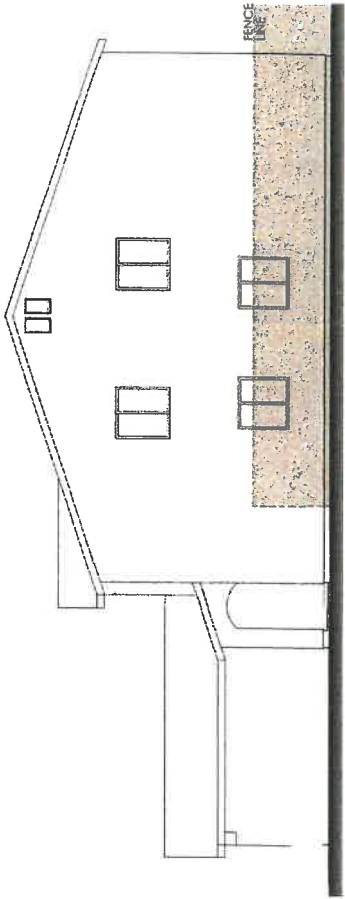


LEFT ELEVATION





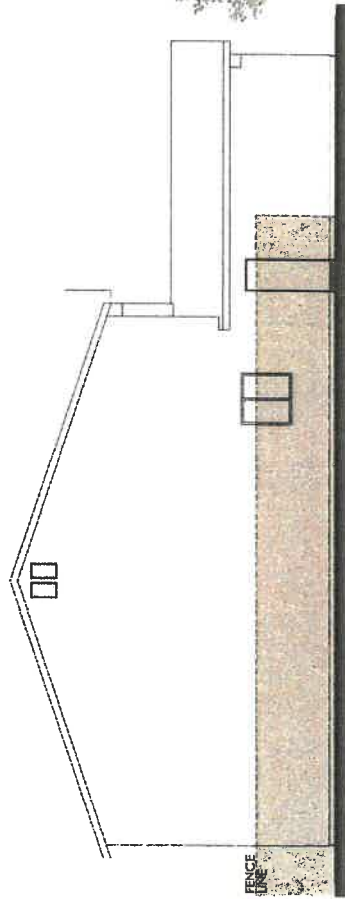
REAR ELEVATION



RIGHT ELEVATION

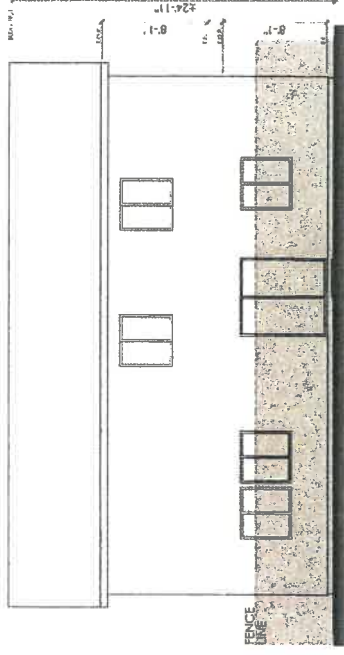


FRONT ELEVATION

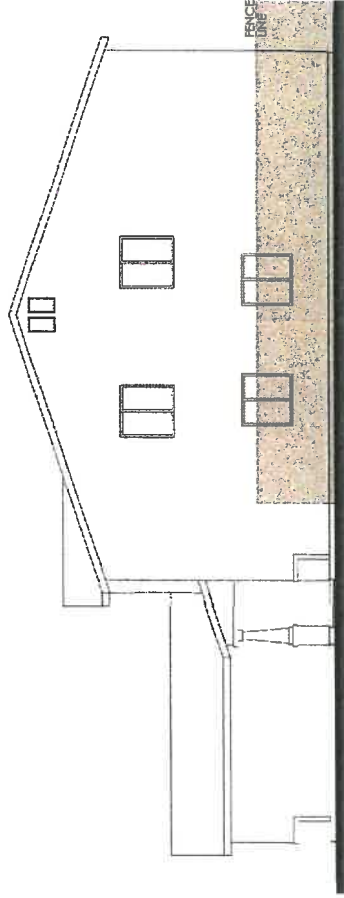


LEFT ELEVATION

COLOR SCHEME #3  
**PLAN 3**  
 SPANISH "A"



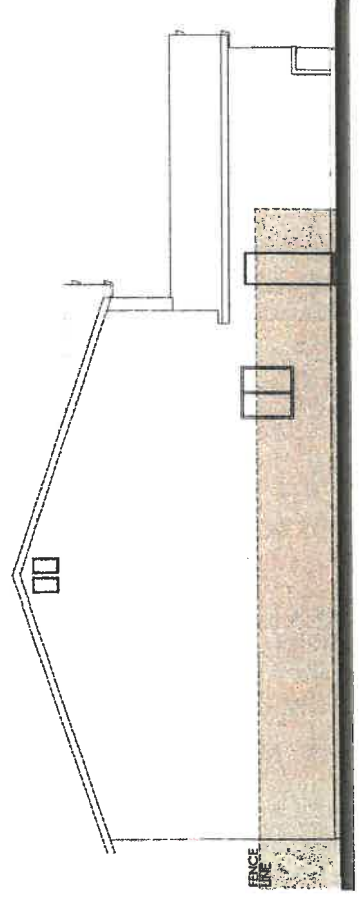
REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION

COLOR SCHEME #6  
**PLAN 3**  
 CRAFTSMAN "B"

Riverside County Planning Department  
PO Box 1409  
Riverside, CA 92502-1409

September 18, 2017

Attention: Land Development Committee

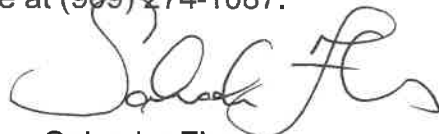
Subject: Change of Zone No. 7937 - Tentative Tract Map No. 37294 and  
Plot Plan No. 26249

Please be advised that the division of the property shown on Change of Zone No. 7937 - Tentative Tract Map No. 37294 and Plot Plan No. 26249 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.



Salvador Flores  
Title and Real Estate Services  
Real Properties





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

Cahuilla Band of Indians  
Anthony Madrigal  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

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 June 8, 2017 to [hthomson@rivco.org](mailto: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:**

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021** – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) - Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –

**REQUEST:** The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a **Plot Plan** proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076.

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

*Continues onto next page*  
Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

Colorado River Indian Tribes (CRIT)  
David Harper, Director  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

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 June 8, 2017 to [hthomson@rivco.org](mailto: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:**

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021** – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) - Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –

**REQUEST:** The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a **Plot Plan** proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076.

Sincerely,

PLANNING DEPARTMENT

*Continues onto next page*

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

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 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 (TR37294, EA43021)**

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 June 8, 2017 to [hthomson@rivco.org](mailto: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:**

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) - Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –**

**REQUEST:** The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a **Plot Plan** proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076.

Sincerely,

PLANNING DEPARTMENT

*Continues onto next page*

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

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org

Attachment: Project Vicinity Map and Project Aerial





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

Pechanga Cultural Resources Department  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

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 June 8, 2017 to [hthomson@rivco.org](mailto: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:**

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) - Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –**

**REQUEST:** The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a **Plot Plan** proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076.

Sincerely,

PLANNING DEPARTMENT

*Continues onto next page*

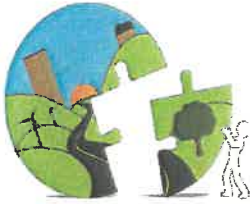
Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Assistant TLMA Director

May 9, 2017

Quechan Indian Nation  
Arlene Kingery, THPO  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

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 June 8, 2017 to [hthomson@rivco.org](mailto: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:**

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) - Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –**

**REQUEST:** The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a **Plot Plan** proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076.

Sincerely,

PLANNING DEPARTMENT

*Continues onto next page*

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

Heather Thomson, Archaeologist

Email CC: Dionne Harris, [Dharris@rivco.org](mailto:Dharris@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 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 (TR37294, EA43021)**

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 June 8, 2017 to [hthomson@rivco.org](mailto: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:**

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) - Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –**

**REQUEST: The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The Tentative Tract Map proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a Plot Plan proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076.**

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

*Continues onto next page*  
Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org

Attachment: Project Vicinity Map and Project Aerial





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

May 9, 2017

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37294, EA43021)**

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 June 8, 2017 to [hthomson@rivco.org](mailto: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:**

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) - Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –**

**REQUEST:** The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a **Plot Plan** proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076.

Sincerely,

PLANNING DEPARTMENT

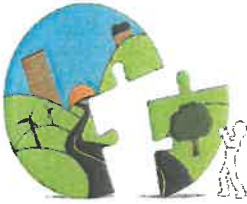
Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

*Continues onto next page*  
Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach  
Assistant TLMA Director*

May 9, 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 (TR37294, EA43021)**

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 June 8, 2017 to [hthomson@rivco.org](mailto: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:**

**CHANGE OF ZONE NO. 7937, TENTATIVE TRACT MAP NO. 37294, and PLOT PLAN NO. 26249 – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (2 – 5 dwelling units per acre) and Rural: Rural Residential (R:RR) - Location: Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road. – 12.6 Gross Acres – Zoning: Rural Residential (R-R) –**

**REQUEST:** The **Change of Zone** proposes to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 12.6 acres into 48 residential lots with a minimum lot size of 5,000 square feet. The tract map will also include one (1) water quality basin, and four (4) open space lots. In addition, a **Plot Plan** proposes the elevations and floorplans for Tract Map No. 37294 – APNs: 480-100-009, 480-100-025 and 480-100-076.

Sincerely,

PLANNING DEPARTMENT

*Continues onto next page*

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

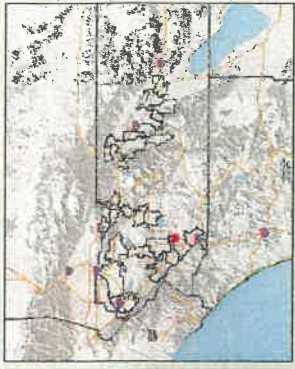
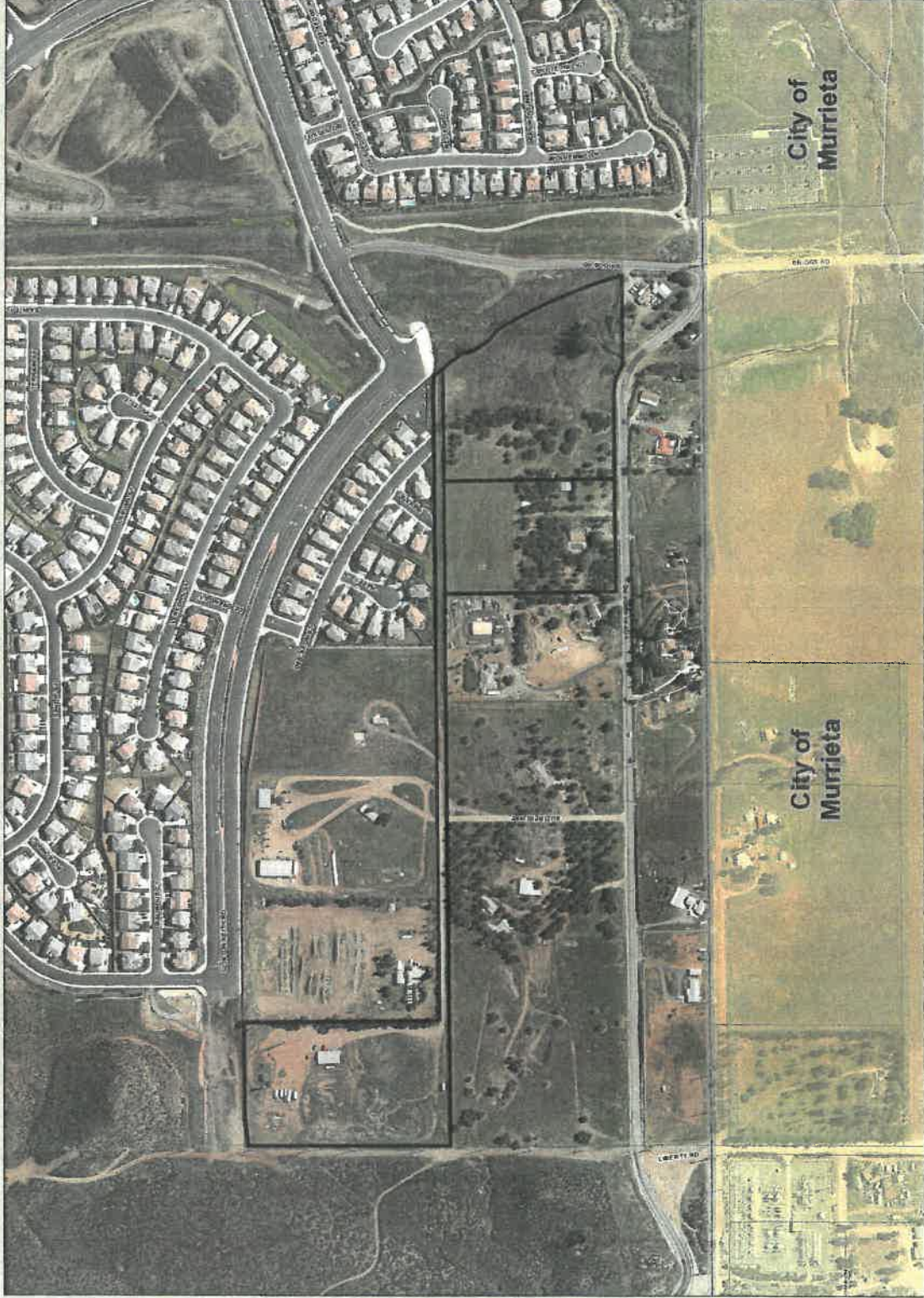
Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org

Attachment: Project Vicinity Map and Project Aerial



TR37294



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

Notes

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



0 613 1,226 Feet



REPORT PRINTED ON... 5/9/2017 1:27:26 PM

© Riverside County RCIT GIS





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
*Assistant TLMA Director*

October 16, 2017

Quechan Indian Nation  
Mike Jackson, Sr., Chairperson  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26346, PM37398)**

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 November 15, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@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:**

**PLOT PLAN NO. 26346 and TENTATIVE PARCEL MAP NO. 37398**— EA: 43062 – Applicant/Representative: AVA Property Investments LLC. - Engineer/Rep.: Proactive Engineering West, Inc. – Third Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan – Community Commercial: Commercial Retail (CD: CR) - Location: North of I-10, south of Cherry Valley Boulevard, east of Roberts Road and east of Roberts Street - 4.29 acres- Zoning: Specific Plan No. 213 (Winchester Properties)

**REQUEST:** A Plot Plan for a commercial and retail center comprised of a grocery store of 31,900 square feet, a retail store of 10,000 square feet, a tire shop of 7,500 square feet, a drive through restaurant at 3,000 square feet and a car wash at 4,300 square feet. The Tentative Parcel Map is a Schedule "E" subdivision of two parcels totaling 10.97 acres into five commercial lots with a minimum lot size of 0.66 acres. - APNs: 920-120-034 and 920-120-035 – Concurrent Cases: N/A



Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Dionne Harris, [dharris@rivco.org](mailto:dharris@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



**PECHANGA TRIBAL HISTORIC PRESERVATION OFFICE**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 770-6300 • Fax (951) 506-9491

October 23, 2017

Tribal Historic Preservation  
Officer:  
Gary P. DuBois, JD, MSW

THPO Historian:  
Lisa Woodward, Ph.D.

Advisory Review Board:  
Neal Ibanez  
Bridgett Barcello  
Darlene Miranda  
Evie Gerber  
Andrew Masiel, Sr.  
Richard B. Scarce  
Robert Villalobos

**VIA E-MAIL and USPS**

Heather Thomson, Archaeologist  
Planning Department  
County of Riverside  
PO Box 1409  
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR PP  
26346 [PM 37398; APNs 920-120-034 and 920-120-035]**

Dear Ms. Thomson;

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 Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of '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 Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re PP 26346  
October 23, 2017  
Page 2

Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

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 951-770-6313 or at [eozdil@pechanga-nsn.gov](mailto: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



October 26, 2017

Heather Thomson  
Riverside County Planning Dept.  
4080 Lemon St.  
Riverside, CA 92502

Re: AB-52 Consultation; PP26346, PM37398

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](mailto:sgaughen@palatribe.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Shasta C. Gaughen". The signature is fluid and cursive.

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians





**APPLICATION FOR CHANGE OF ZONE**

Murrieta  
City

CA  
State

92563  
ZIP

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

John Olsen

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Edward A. Richard, As Trustee of the Richard Family Trust

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-100-009-9, 480-100-075-5 and 480-100-076 (Portion of)

Approximate Gross Acreage: 12.6 Acres

General location (nearby or cross streets): North of Los Alamos Rd, South of \_\_\_\_\_



**APPLICATION FOR CHANGE OF ZONE**

Murrieta  
City

CA  
State

92563  
ZIP

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

John Olsen

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Edward A. Richard, As Trustee of the Richard Family Trust

PRINTED NAME OF PROPERTY OWNER(S)

*Edward A. Richard, Trustee*  
SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 480-100-009-9, 480-100-075-5 and 480-176-076-6

Approximate Gross Acreage: 12.6 Acres

General location (nearby or cross streets): North of Los Alamos Rd, South of \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

---

---

De Caron St \_\_\_\_\_, East of Suzi Reid Wy \_\_\_\_\_, West of Briggs Rd \_\_\_\_\_.

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

Planned zone change from RR (Rural Residential) to R-4 Planned Residential, Article VIIIId

---

---

---

Related cases filed in conjunction with this request:

---

---

---

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

*TR 37294*

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE      Original Case No. \_\_\_\_\_

REVISED MAP      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Newland Homes

Contact Person: Bryan Avilla      E-Mail: bavilla@newlanddev.com

Mailing Address: 3121 Michelson Drive, Suite 110  
Irvine      CA      92612  
City      State      ZIP

Daytime Phone No: (949) 344-2705      Fax No: ( )

Engineer/Representative Name: Proactive Engineering

Contact Person: Glenn Budd      E-Mail: gbudd@proactiveengineering.net

Mailing Address: 200 S. Main Street, Suite 300  
Corona      CA      92882  
City      State      ZIP

Daytime Phone No: (951) 280-3300      Fax No: (951) 280-0279

Property Owner Name: Richard Family Trust

Contact Person: Edward Richard      E-Mail: \_\_\_\_\_

Mailing Address: 38260 Via Taffia

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Murrieta CA 92513  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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 subdivision 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 subdivision is ready for public hearing.)

Edward Richard (Trustee)  
PRINTED NAME OF PROPERTY OWNER(S)

Edward Richard Trustee  
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): 480-100-009, 480-100-075 and 480-100-076 (Portion of)

Approximate Gross Acreage: 12.60

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Street \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

ZIP \_\_\_\_\_

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

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 subdivision 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 subdivision is ready for public hearing.)

John Olsen

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

x 

\_\_\_\_\_  
*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): 480-100-009, 480-100-075 and 480-100-076 (Portion of)

Approximate Gross Acreage: 12.6

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Los Alamos Road, South of De Caron Street, East of Briggs, West of N/A.

**SUBDIVISION PROPOSAL:**

Map Schedule: A Minimum Developable Lot Size: 5,0000  
Number of existing lots: 1 Number of proposed developable lots: 48  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 5 Subdivision Density: 3.8 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). N/A  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (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 signed copy(ies): Biological and Geotechnical

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

---

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16



**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 Newland Homes hereafter "Applicant" and Richard Family Trust + John Olsen "Property Owner".

Description of application/permit use:

Tentative Tract Map / Major Plot Plan / Change of Zone Applications

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): 480-100-009 and 480-100-075

Property Location or Address:  
30400 Los Alamos Rd. Murrieta, CA 92563

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Edward Richard Phone No.: \_\_\_\_\_

Firm Name: Trustee Email: \_\_\_\_\_

Address: 38260 Via Taffia  
Murrieta Ca 92563

**3. APPLICANT INFORMATION:**

Applicant Name: Bryan Avilla Phone No.: (949) 344-2705

Firm Name: Newland Homes Email: bavilla@newlanddev.com

Address (if different from property owner)  
3121 Michelson Drive, Suite 110  
Irvine, CA 92612

**4. SIGNATURES:**

Signature of Applicant:  Date: \_\_\_\_\_  
Print Name and Title: Bryan Avilla

Signature of Property Owner:  Date: 4/10/17  
Print Name and Title: Edward Richard, Trustee of the Richard Family Trust

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

- 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): A portion of 480-100-076

Property Location or Address:  
30400 Los Alamos Rd. Murrieta, CA 92563

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: John Olsen Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: 30180 Los Alamos Road  
Murrieta Ca 92563

**3. APPLICANT INFORMATION:**

Applicant Name: Bryan Avilla Phone No.: (949) 344-2705

Firm Name: Newland Homes Email: bavilla@newlanddev.com

Address (if different from property owner)  
3121 Michelson Drive, Suite 110  
Irvine, CA 92612

**4. SIGNATURES:**

Signature of Applicant:  Date: \_\_\_\_\_  
Print Name and Title: Bryan Avilla

Signature of Property Owner:  Date: 4/10/17  
Print Name and Title: John Olsen

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



# 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. PP26249

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Newland Homes LLC

Contact Person: Andrea Arcilla/ Bryan Avilla                      E-Mail: Andrea@epdsolutions.com

Mailing Address: 2030 Main Street Suite 1200

Irvine                      CA                      92614  
City                      State                      ZIP

Daytime Phone No: (949) 278-5413                      Fax No: (    )                     

Engineer/Representative Name: Proactive Engineering

Contact Person: Glenn Budd                      E-Mail: GlennBudd@proactiveengineering.net

Mailing Address: 200 South Market Street

Corona                      CA                      92882  
City                      State                      ZIP

Daytime Phone No: (949) 855-3675                      Fax No: (    )                     

Property Owner Name: Richard Family Trust

Contact Person: Edward A. Richard                      E-Mail:                     

Mailing Address: 38260 Via Taffia

Murrieta                      CA                      92563  
City                      State                      ZIP

Daytime Phone No: (    )                                           Fax No: (    )                     

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

Desert Office · 77-588 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.)

Edward A. Richard, Richard Family Trust  
PRINTED NAME OF PROPERTY OWNER(S)

*Edward A. Richard, Trustee*  
SIGNATURE OF PROPERTY OWNER(S)

John Olsen  
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): 480-100-009 and 480-100-075 , 480-100-078

Approximate Gross Acreage: 12.6 acres

General location (nearby or cross streets): North of Los Alamos Rd, South of De Caron St, East of Suzi Reid Wy, West of Briggs Rd



**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.)

Edward A. Richard, Richard Family Trust  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

John Olsen  
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): 480-100-009 and 480-100-075

Approximate Gross Acreage: 12.6 acres

General location (nearby or cross streets): North of Los Alamos Rd, South of De Caron St, East of Suzi Reid Wy, West of Briggs Rd.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Proposed subdivision and development of 48 single-family home lots and extension of De Caron Street

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: 3

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1970	15'	1	Single Family Home	<input checked="" type="checkbox"/>	
2	1000	15'	1	Barn	<input checked="" 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 checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	2000 - 3500	35	2	48 single family homes
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
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:

Tentative Tract Map, Change of Zoning

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). PP21909 Model Home Complex Plot PAn  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (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 signed copy(ies): Geotechnical Study

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 [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Newland Homes LLC

Address: 3121 Michelson Drive, Suite 110 Irvine, CA 92612

Phone number: 949-344-2705

Address of site (street name and number if available, and ZIP Code): 30400 and 30444 Los Alamos Rd

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 480-100-076, 480-100-009-6 and 480-100-075-5

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: 3/29/17

Applicant: \_\_\_\_\_

Date \_\_\_\_\_

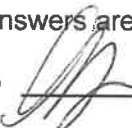
**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) \_\_\_\_\_

 % Newland Homes

Date 4/24/17

Owner/Authorized Agent (2) \_\_\_\_\_

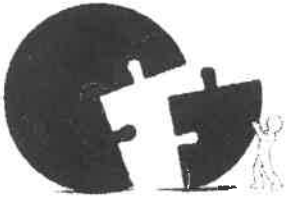
Date \_\_\_\_\_

## **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



# 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.

6-13-18

Property Owner(s) Signature(s) and Date

John Olsen, an unmarried man  
PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, 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 PROPERTY OWNER INFORMATION**

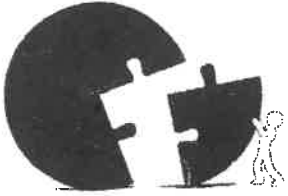
- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*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.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charlissa 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.

Edward A. Richard  
Property Owner(s) Signature(s) and Date

6-11-18

Edward A. Richard, as Trustee of the Richard Family Trust dated May 9, 1990  
PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, 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 PROPERTY OWNER INFORMATION**

- *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.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

**Change of Zone No. 7934. Tentative Tract Map No. 37294, Plot Plan 26249 (EA43021)**

*Project Title/Case Numbers*

Dionne Harris  
*County Contact Person*

951-955-6836  
*Phone Number*

**N/A**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Andrea Arcilla –EPD Solutions Inc.

2030 Main St., Ste. 1200, Irvine, CA 92614

*Project Applicant*

*Address*

Northerly of Los Alamos Road, Southerly of De Caron Street, Easterly of Suzi Reid Way and Westerly of Briggs Road

*Project Location*

The Change of Zone No. 7937 is a proposal to amend the zoning classification for the subject property from Rural Residential (R-R) to Planned Residential (R-4). Tentative Tract Map No. 37294 is a proposal for a Schedule "A" subdivision to divide a 12.5 gross acre area into 48 single-family residential parcels and include one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The proposed parcels range in size from 5,017 to 7,998 square feet. Plot Plan No. 26249 is a proposal for final site development with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 03/06/2018 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

03/20/19  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA43021 ZCFG6391

**FOR COUNTY CLERK'S USE ONLY**

**INVOICE (INV-00067375)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Khurana Family LLC  
7201 Miracle Mile  
Riverside, Ca 92506

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00067375	02/13/2019	02/13/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06336	0453 - CF&W Trust EIR	\$2,354.75
333 La Cadena Dr Riverside,		<b>SUB TOTAL</b> \$2,354.75

**TOTAL** **\$2,354.75**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
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

**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:

**CHANGE OF ZONE NO. 7934, TENTATIVE TRACT MAP NO. 37294 and PLOT PLAN NO. 26249 – Intent to Adopt a Mitigated Negative Declaration** – EA43021 – Applicant: Newland Homes LLC – Engineer: Proactive Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) (2 – 5 dwelling units per acre) – Rural: Rural Residential (R-RR) – Location: Northerly of Los Alamos Road, southerly of De Caron Street, easterly of Suzi Reid Way, and westerly of Briggs Road – 12.5 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST: The Change of Zone No. 7937** is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4). The **Tentative Tract Map No. 37294** is a proposal for a Schedule “A” subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 sq. ft., and also includes one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The **Plot Plan No. 26249** is a proposal for a development plan with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MARCH 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 Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Dionne Harris  
P.O. Box 1409, Riverside, CA 92502-1409



**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on November 08, 2018,

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

APN (s) or case numbers CZ07937 / TR37294 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

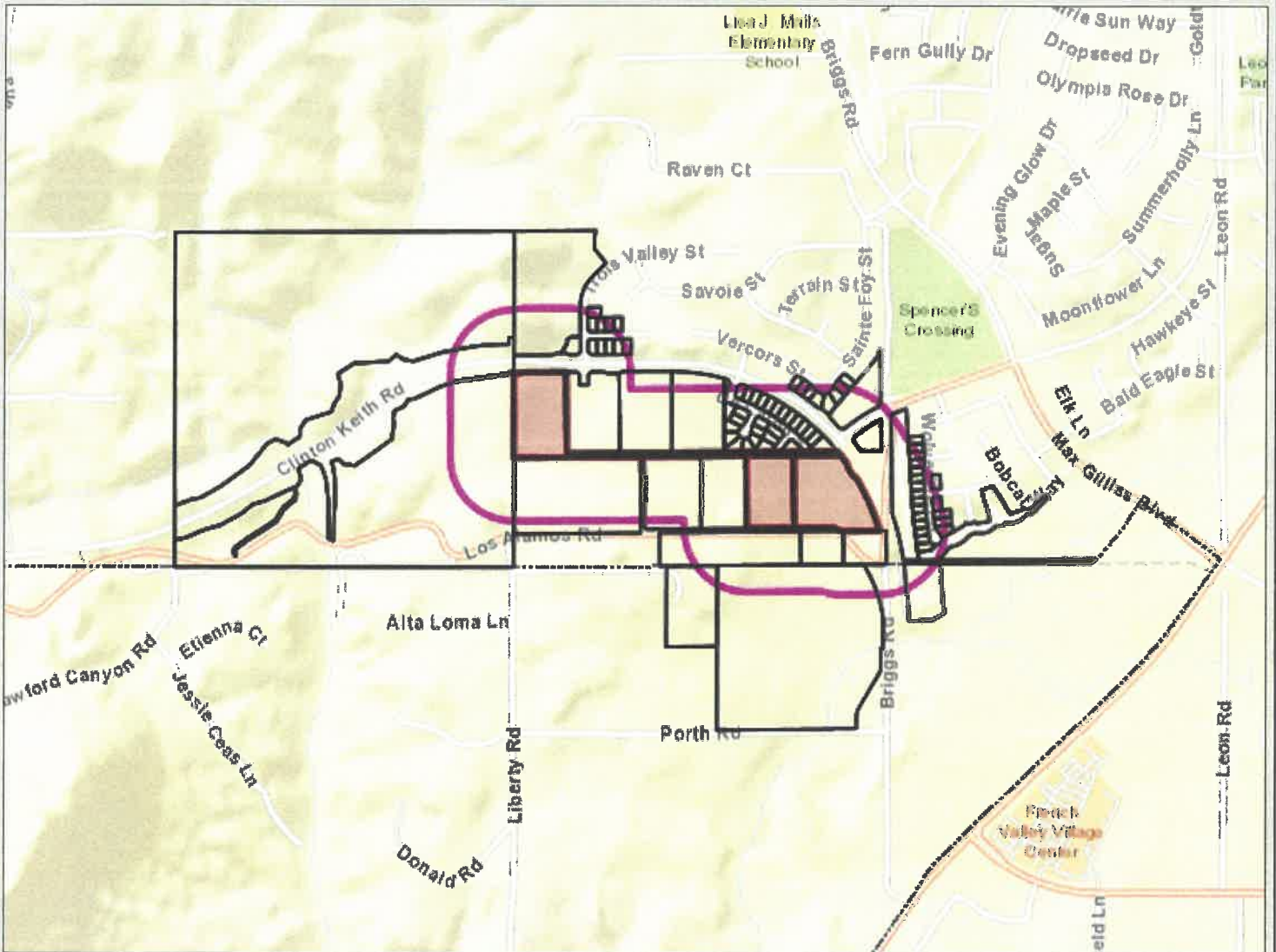
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502




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

# Riverside County GIS Mailing Labels

CZ07937 TR37294 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 11/8/2018 10:19:25 AM

© Riverside County RCIT

480151004  
JUAN RAMON AGUILAR  
RENA L AGUILAR  
30354 DE CARON ST  
MURRIETA CA. 92563

480151005  
CYNTHIA D FAULK  
30366 DE CARON ST  
MURRIETA CA. 92563

480151003  
MICHAEL J RUANE  
SALENA M MOSES RUANE  
30342 DE CARON ST  
MURRIETA CA. 92563

480151006  
DONNA NAUPOTO  
30378 DE CARON ST  
MURRIETA CA. 92563

480150007  
RON D EISENHOUR  
JOCELYN R EISENHOUR  
30427 VERCORS ST  
MURRIETA CA. 92563

480152013  
CARL A MIRARCHI  
DENYSIA MICHELLE MIRARCHI  
35775 CHALET CT  
MURRIETA CA. 92563

480152012  
SHELDON J WEISEL  
RUTH M WEISEL  
5335 CALATRANA DR  
WOODLAND HILLS CA 91364

480151001  
MARC SALLOUM  
8261 DARSY DR  
HUNTINGTON BEACH CA 92647

480512007  
EDWIN MENJIVAR  
HEATHER BARRINGER  
35839 WOLVERINE LN  
MURRIETA CA. 92563

480512008  
MICHAEL L WILLIAMS  
MAILE T WILLIAMS  
35849 WOLVERINE LN  
MURRIETA CA. 92563

480151008  
EVERIS E WALLACE  
MIYUKI WALLACE  
30402 DE CARON ST  
MURRIETA CA. 92563

480152015  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

480150005  
GLEN E BARRETT  
CHRISTINA M GALLARDO BARRETT  
35760 SAINTE FOY ST  
MURRIETA CA. 92563

480150003  
MICHAEL G PEREZ  
WHITNEY A PEREZ  
35736 SAINTE FOY ST  
MURRIETA CA. 92563

480110017  
DANE GERALD  
ERIC MARASCO  
30073 TROIS VALLEY ST  
MURRIETA CA. 92563

480151002  
LAWERENCE A AGI  
30330 DE CARON ST  
MURRIETA CA. 92563

480150010  
OLIVER LAVARIAS CABUGAO  
30391 VERCORS ST  
MURRIETA CA. 92563

480150008  
DUMAR ALLEN BARLOW  
AYA H BARLOW  
30415 VERCORS ST  
MURRIETA CA. 92563

480150006  
KEVIN G TINSLEY  
35772 SAINTE FOY ST  
MURRIETA CA. 92563

480523006  
MARY PAPICH  
35949 WOLVERINE LN  
MURRIETA CA. 92563

480150009  
ROLANDO F BERNABE  
RAQUEL BERNABE  
JACQUELYN B BERNABE

480150004  
ROSALEE SALIBA  
35748 SAINTE FOY ST  
MURRIETA CA. 92563

19934 GRIDLEY RD  
CERRITOS CA 90703

480152014  
ERIC C KIM  
ALBERTINA MARTINEZ  
30297 DE CARON ST  
MURRIETA CA. 92563

480523009  
BRIAN T KELLY  
BONNIE KELLY  
35944 WOLVERINE LN  
MURRIETA CA. 92563

480512010  
VANEET KAUR KALER  
GURPREET SINGH KALER  
35869 WOLVERINE LN  
MURRIETA CA. 92563

480512009  
DAVID J PAVLIK  
DAWN M FUJIWARA PAVLIK  
35859 WOLVERINE LN  
MURRIETA CA. 92563

480512011  
PAUL SAYEGH  
HEIDY SAYEGH  
35879 WOLVERINE LN  
MURRIETA CA. 92563

480523007  
PAUL ANDREAS V DE FREITAS  
ANACELIA OROZCO  
35959 WOLVERINE LN  
MURRIETA CA. 92563

480151007  
JAMES R SEAMAN  
30390 DE CARON ST  
MURRIETA CA. 92563

480511035  
PAUL LINDEMEYER  
JOLIE LINDEMEYER  
30584 GRAY WOLF WAY  
MURRIETA CA. 92563

480150018  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

480151011  
JOSE ROLLIE O ABUAN  
BRENDA J ABUAN  
30438 DE CARON ST  
MURRIETA CA. 92563

480152010  
WILLIE J JOHNSON  
DAMITA J JOHNSON  
35811 CHALET CT  
MURRIETA CA. 92563

480152004  
EDUARDO P CAMAYA  
35785 MAKILA ST  
MURRIETA CA. 92563

480110019  
ERROL WEST  
HEATHER E WEST  
30100 MAUROUX CT  
MURRIETA CA. 92563

480151012  
ROBERT G ANDERSON  
VICKY M ANDERSON  
30450 DE CARON ST  
MURRIETA CA. 92563

480151010  
JERRY PAUL ABBOTT  
30426 DE CARON ST  
MURRIETA CA. 92563

480110021  
PATRICK J SNYDER  
30124 MAUROUX CT  
MURRIETA CA. 92563

480152003  
RYAN J CASTILLO  
ALYSSA M CASTILLO  
35791 MAKILA ST  
MURRIETA CA. 92563

480152007  
KEO PHENGDARA  
35796 CHALET CT  
MURRIETA CA. 92563

480151013  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

480110020  
KATHERINE LYNN PARKS  
30112 MAUROUX CT  
MURRIETA CA. 92563

480152006  
THOMAS G NANJI  
35784 CHALET CT  
MURRIETA CA. 92563

480152008  
JUANDIEGO CRUZ ESCOBEDO  
NORMA ESCOBEDO  
35808 CHALET CT  
MURRIETA CA. 92563

480110036  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

480110032  
JUANITA SUMMERS  
LARRY PIPER  
30127 MAUROUX CT  
MURRIETA CA. 92563

480110033  
AARON LEE  
LISA A LEE  
30115 MAUROUX CT  
MURRIETA CA. 92563

480152011  
TERRANCE J BURTON  
LEAH A BURTON  
35799 CHALET CT  
MURRIETA CA. 92563

480152002  
KATHERN MOORE  
35809 MAKILA ST  
MURRIETA CA. 92563

480152005  
JOSEPHINE A MAGBANUA  
GERRY J MAGBANUA  
35772 CHALET CT  
MURRIETA CA. 92563

480110035  
WILLIAM ALLAN  
KARIN ALLAN  
30091 MAUROUX CT  
MURRIETA CA. 92563

480512012  
WAEEL N RAFLA  
FADIA SHENOUDA  
WAFIK HALIM

35889 WOLVERINE LN  
MURRIETA CA. 92563

480523001  
JOHNNY RODE  
YONGXIAN LI  
35899 WOLVERINE LN  
MURRIETA CA. 92563

480523002  
KEVIN Y KENT  
PAMELA K KENT  
32366 HEARTH GLEN CT  
WINCHESTER CA 92596

480523012  
DANIEL SNETHEN  
MARYSOL SNETHEN  
30589 GRAY WOLF WAY  
MURRIETA CA. 92563

480110018  
DAVID MICHAEL BLACK  
JESSICA BAYLEY BLACK  
30088 MAUROUX CT  
MURRIETA CA. 92563



480110031  
JOHNNY L VOYTILLA  
30139 MAUROUX CT  
MURRIETA CA. 92563

480152001  
TOCCARA L DUNKLIN  
SEDWICK J DUNKLIN  
30429 DE CARON ST  
MURRIETA CA. 92563

480512006  
JAMES C ENGEL  
JOAN M ENGEL  
35819 WOLVERINE LN  
MURRIETA CA. 92563

480523010  
THR CALIF  
C/O C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS TX 75201

480110034  
HPA BORROWER 2016 1  
180 N STETSON AVE NO 3650  
CHICAGO IL 60601

480151009  
DENNIS LEE PURCELL  
LAUREN LEE LESZINSKI  
30414 DE CARON ST  
MURRIETA CA. 92563

480523005  
DANIEL N BOULOS  
GINA M BOULOS  
35939 WOLVERINE LN  
MURRIETA CA. 92563

480523004  
JARED M FAHERTY  
RACHEL E BLACK  
35929 WOLVERINE LN  
MURRIETA CA. 92563

480523011  
STEVEN HAN  
EVELYN HAN  
5 SORENSON  
IRVINE CA 92660

480523003  
JAMES B DENHALTER  
KERRI R DENHALTER  
35919 WOLVERINE LN  
MURRIETA CA. 92563

480100077  
SPENCERS CROSSING MASTER ASSN  
C/O C/O DENNIS J CHAPMAN  
3090 BRISTOL ST STE 220  
COSTA MESA CA 92626

480100014  
GUILLERMO SANDEZ  
TERESA SANDEZ  
34650 LOS ALAMOS RD  
MURRIETA CA. 92563

480100005  
BROOKS BRANDEN COLLINS  
30100 LOS ALAMOS RD  
MURRIETA CA 92563

480100013  
JUSTIN KARL MATTHEW ROBERTS  
CECELIA WEBSTER  
30255 LOS ALAMOS RD  
MURRIETA CA. 92563

480100006  
COLLINS J FOSTER SPECIAL NEEDS TRUST  
C/O C/O BROOKS COLLINS TR  
30100 LOS ALAMOS RD  
MURRIETA CA 92563

480100009  
RICHARD FAMILY TRUST  
C/O C/O EDWARD RICHARD  
38260 VIA TAFFIA  
MURRIETA CA 92563

480100080  
JEFFREY MAICHEL  
CARRIE MAICHEL  
30230 LOS ALAMOS RD  
MURRIETA CA. 92563

480100008  
MATTHEW DAVID MUTH  
JANA DEEANN MUTH  
30260 LOS ALAMOS RD  
MURRIETA CA. 92563

480100075  
RICHARD FAMILY TRUST  
C/O C/O EDWARD RICHARD  
38260 VIA TAFFIA  
MURRIETA CA 92563

480100074  
SCOTT MURRIETA SERVICE STATION  
BONSALL SERVICE STATION  
MURRIETA MARKETPLACE HOLDINGS  
C/O J & T MANAGEMENT  
139 RADIO RD  
CORONA CA 92879

480100078  
IAN GORDON SALTER  
LINDA D SALTER  
30210 LOS ALAMOS RD  
MURRIETA CA. 92563

480100071  
RIVERSIDE MITLAND 03  
3200 PARK CENTER DR 1000  
COSTA MESA CA 92626

963060069  
WESTERN RIVERSIDE COUNTY REG CONS  
C/O C/O EXECUTIVE DIRECTOR  
3403 10TH ST STE 320  
RIVERSIDE CA 92501

963060065  
SCOTT MURRIETA SERVICE STATION  
BONSALL SERVICE STATION  
MURRIETA MARKETPLACE HOLDINGS  
C/O J & T MANAGEMENT  
139 RADIO RD  
CORONA CA 92879

480100056  
SPENCERS CROSSING MASTER ASSN  
C/O C/O MERIT ASSN SVCS  
1 POLARIS WAY STE 100  
ALISO VIEJO CA 92656

480100001  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

480100007  
TAM TRAN  
TUAN MINH TRAN  
THUY HOA TRAN

480100076  
JOHN OLSEN  
30180 LOS ALAMOS RD  
MURRIETA CA. 92562

11414 STOCKWOOD COVE  
SAN DIEGO CA 92131

480100073  
SCOTT MURRIETA SERVICE STATION  
BONSALL SERVICE STATION  
MURRIETA MARKETPLACE HOLDINGS  
C/O J & T MANAGEMENT  
139 RADIO RD  
CORONA CA 92879

480100015  
WENDY C LESOVSKY  
17364 GRAND AVE  
LAKE ELSINORE CA 92530

480152009  
MATTHEW D EMBREY  
REBECCA A EMBREY  
35820 CHALET CT  
MURRIETA CA. 92563

480523008  
ANDREAS KASSEL  
C/O NO 219  
39520 MURRIETA HOT SPGS  
MURRIETA CA 92563

480150017  
COUNTRY ROADS MAINTENANCE CORP  
C/O C/O KEYSTONE PACIFIC PROP MGMNT  
41593 WINCHESTER STE 113  
TEMECULA CA 92590

392340038  
WESTERN RIVERSIDE COUNTY REG CON  
C/O C/O REAL ESTATE DIVISION  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

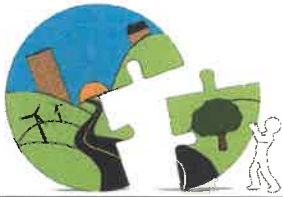
963060003  
JOSEPH D BAKER  
KAREN M BAKER  
TIMOTHY A BAKER

392340036  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

8432 E HEATHERVIEW LN  
ORANGE CA 92869

392340037  
WESTERN RIVERSIDE COUNTY REG CON  
C/O C/O REAL ESTATE DIVISION  
3403 10TH ST STE 500  
RIVERSIDE CA 92501

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



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.:**

**4.2**

**Planning Commission Hearing: March 20, 2019**

**PROPOSED PROJECT**

**Case Number(s):** CUP No. 180013

**Applicant(s):** Ghulam Hazrat

**CEQA Exempt**

**Area Plan:** Temescal Canyon


**Representative(s):** TR Design Group

**Zoning Area/District:** El Cerrito District

**Supervisorial District:** Second District

**Project Planner:** Dave Alvarez

**Project APN(s):** 277-081-031



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**CONDITIONAL USE PERMIT NO. 180013** proposes to construct a 1,701 square-foot office building for the sales of used automobiles. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two-car garage for employee parking. The project site will also include 8,360 square feet of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday. ("project")

The project is located northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b.3) and 15303(c) based on the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 180013** subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

	Specific Plan: N/A
	Specific Plan Land Use: N/A

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Commercial Retail (CR) (0.20-0.35 FAR)
Proposed General Plan Land Use Designation:	Commercial Retail (CR) (0.20-0.35 FAR)
Policy / Overlay Area:	Not within a Policy / Overlay Area
Surrounding General Plan Land Uses	
North:	Rural Community: Low Density Residential (RC: LDR)
East:	Commercial Retail (CR) (0.20-0.35 FAR)
South:	Rural Community: Low Density Residential (RC: LDR)
West:	Commercial Retail (CR) (0.20-0.35 FAR)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One Family Dwelling 20,000 (R-1-20000)
East:	General Commercial (C-1/C-P)
South:	Residential Agriculture 20,000 (R-A-20000)
West:	General Commercial (C-1/C-P)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Commercial Businesses and Residential
South:	Commercial Businesses and Residential
East:	Commercial Businesses and Residential
West:	Commercial Businesses and Residential

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.89	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	1,701	N/A
Floor Area Ratio:	0.059	0.2 to 0.35 <small>(this is a target, not requirement)</small>
Building Height (FT):	16-2"	Not to exceed 50 feet
Proposed Minimum Lot Size:	37,768	No minimum lot area required
Total Proposed Number of Lots:	1	No minimum lot requirement

**Parking:** Section 18.12 (Off-Street Vehicle Parking) of Ordinance No. 348 determines the minimum off-street parking and loading spaces for all land uses within the unincorporated area of the County of

Riverside. The Off-street parking requirement for automobile sales establishments are based on net assembly area as demonstrated in the table below:

<i>Type of Use</i>	<i>Area</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Auto sales	8,360	1/1000 per sq. ft. of sales area	9	9
Office	1,100	1 space per employee	2	2
Accessible				
<b>TOTAL:</b>	<b>9,460</b>			<b>11</b>

**Located Within:**

**PROJECT LOCATION MAP**

City's Sphere of Influence:	Yes – Corona
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Very Low
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No





Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

The project was submitted on February 2, 2018 as Pre-Application No. 180013 proposing to construct a 1,440 square-foot building for used automobile sales, with 52 parking spaces including accessible spaces. CUP180013 was submitted on June 5, 2018 as proposing to construct a 1,701 square foot office building for a used automobile sales lot with 11 parking spaces, nine (9) for customers including accessible, and two (2) for employee spaces..

The project is located northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave.

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

The project has been found exempt from CEQA pursuant to State CEQA Guidelines Sections 15061 and 15303 as followed:

15061 (b.3) – The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

15303 (c) - New Construction or Conversion of Small Structures in accordance with the California Environmental Quality Act (CEQA). *Class 3 consists of construction and location of small new equipment and facilities in small structures; installation of small new equipment and facilities in small structures; and conversion existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. There are many examples of this exemption however item C is specific to this project. A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet*

*in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities area available and the surrounding area is not environmentally sensitive.*

The project site is currently vacant with existing asphalt. The project proposes construction of a 1,701 square-foot store, which is under the 2,500 square-foot threshold under CEQA guidelines for exemptions. Therefore, it meets the requirements of Category 15303, Class III because the development will not exceed 2,500 square feet of floor area, and also meets 15061 because the site was previously disturbed with asphalt and used as parking for neighboring businesses. The project will be consistent with the Riverside County General plan as well as Ordinance No. 348 as discussed in the findings and conclusions below.

## **FINDINGS AND CONCLUSIONS**

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

### **General Plan Consistency**

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) within the Temescal Canyon Area Plan, which allows for local and regional serving retail and service uses. Development in this area consists of a mixture of residential and commercial uses along East Ontario Avenue. The General Plan shows north of Ontario Avenue as Commercial Retail. The properties to the sides are commercial businesses, including another similar car sales lot approximately 2,000 feet southeast along Temescal Canyon Road. The properties that front East Ontario Avenue, have a land use designation of Commercial Retail. Various commercial and service commercial uses are located along East Ontario Avenue. Additionally, this project is not located within a General Plan Policy Overlay area. The proposed project is for a used automobile sales facility, which is consistent with requirements of the General Plan and does not require any general plan amendments.

### **Zoning Consistency**

2. The C-1/C-P (General Commercial) zone is consistent with the Commercial Retail (CR) General Plan designation allowing commercial uses listed in Ordinance No. 348. The proposed use is consistent with the zoning classification set forth in Ordinance No. 348, Section 9.1.D.18 within the General Commercial (C-1/C-P) zone which permits automobile sales subject to approval of a Conditional Use Permit.

### **Street Improvements**

3. *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.*

Sufficient public street right-of-way along East Ontario Ave., shall be conveyed for public use to provide for a 44 foot half-width right-of-way per Ordinance No. 461. Ontario Avenue along the

project boundary is a paved County maintained road designated as modified Arterial Highway and shall be improved with 8" concrete curb & gutter; located 32 feet from the centerline to curb line, and match-up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the 44', minimum, half-width dedicated right-of-way (from Survey centerline), in accordance with County Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 64' to 44' and reduced AC pavement from 43' to 32' improvement).

#### **Logical Development and Compatibility**

4. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property because the project proposes a commercial business and the surrounding properties provide a mixture of residential and commercial uses. Other businesses located along Ontario Ave include, but are not limited to, a contractors storage yard, commercial shopping center, fueling stations, restaurants, and auto sales approximately 2,000 feet from the proposed project site..

#### **General Public Health & Welfare**

5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, and Environmental Health. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.

#### **Ordinance No. 348 Section 9.4 Development Standards**

- a. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.* Although there is no minimum lot area required within the General Commercial zone, the project will be located on a 38,768 square-foot lot.
- b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for Specific Plans.* The project proposes to construct a 16'-2" tall office building, and is not part of a Specific Plan. Therefore, no yard setback minimum is required.
- c. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34.* As stated, the building height proposed to be constructed will be 16'-2". There are no other structures proposed for this project site.

- d. *Automobile storage space shall be provided as required by Section 18.12.* The project meets the parking requirement by providing nine (9) automobile spaces based upon the sales area, and two (2) spaces for the office for a total of 11 spaces.
- e. *Roof mounted mechanical equipment is required to be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project proposes to have all equipment located within the building.

### **Other Findings**

- 6. This project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan or Conservation Area.
- 7. This project is within the City of Corona Sphere of Influence. The City of Corona was notified of the proposed project on June 29, 2018. They did not provide any comments.

### **Assembly Bill 52 (“AB 52”)**

- 8. Assembly Bill 52 was not required as part of this application because this project is exempt from CEQA. However, notices regarding this project were mailed to all requesting tribes on July 26, 2018. The Pala Band of Mission Indians, Cahuilla Band and the Colorado River Indian Tribes declined consultation. No response was received from the Pechanga Band of Luiseno Mission Indians, the Quechan Indian Tribe, the Ramona Band of Cahuilla, Gabrieleno Band of Mission Indians – Kizh Nation, or the Gabrieleno-Tongva San Gabriel Band of Mission Indians. Consultations were requested by the Soboba Band of Luiseno Indians, the Rincon Band of Luiseno Indians and the Morongo Band of Indians.

Consultation with Rincon took place on August 28, 2018. Since there will be no earth work past the existing ground disturbance, they had no further concerns. Therefore consultation was closed. Soboba requested to consult in a letter dated September 17, 2018. Consultation took place on October 2, 2018. Soboba recommended monitoring of all ground disturbing activities. The conditions of approval were provided to Soboba on October 3, 2018 and consultation was concluded the same day. The Morongo Band requested to consult in a letter dated August 08, 2018. The exhibits were provided to the tribe on August 15, 2018. Morongo responded in an email stating that they had no additional information or concerns and consultation was concluded the same day. None of the consulting tribes identified any tribal Cultural Resources. Therefore, there will be no impacts in this regard.

- 9. Based on the above, the proposed use conforms to all of the requirements of the General Plan, and with all applicable requirements of State law and the ordinances of Riverside County. In addition, the overall development of the land will not be detrimental to the public health, safety and general welfare of the community. Furthermore, the project is not located within a high fire area.

### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing and accompanied by the fee set forth in Ordinance No. 671 to the Clerk of the Board within 10 days of the notice of decision appearing on the Board of Supervisor's agenda.

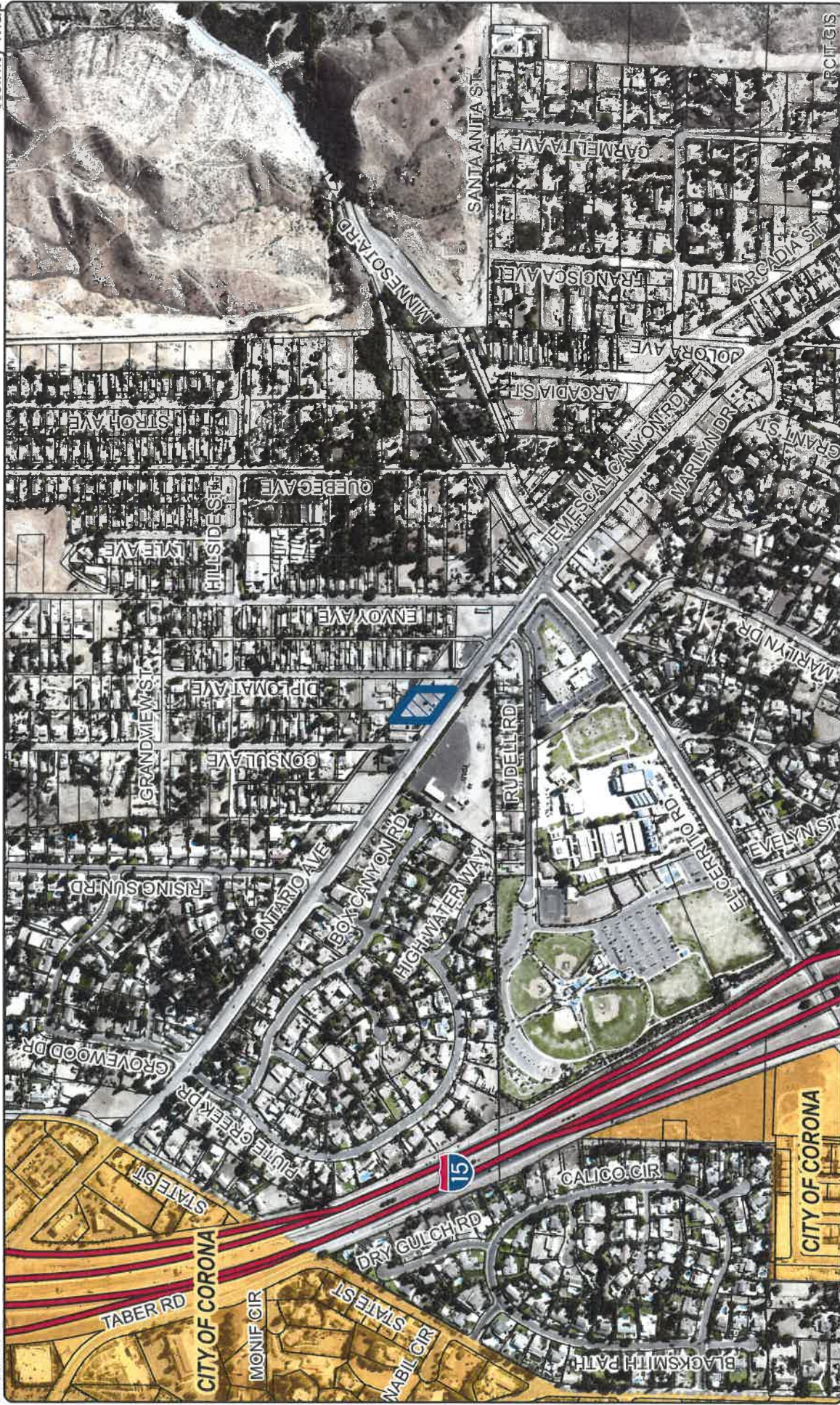
---



# RIVERSIDE COUNTY PLANNING DEPARTMENT CUP180013 VICINITY/POLICY AREAS

Supervisor: Tavaglione  
District 2

Date Drawn: 11/13/2018  
Vicinity Map



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current General Plan. For more information, please contact the County Planning Department offices in Riverside at (951)965-5200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website: <http://data.riverside.ca.gov>



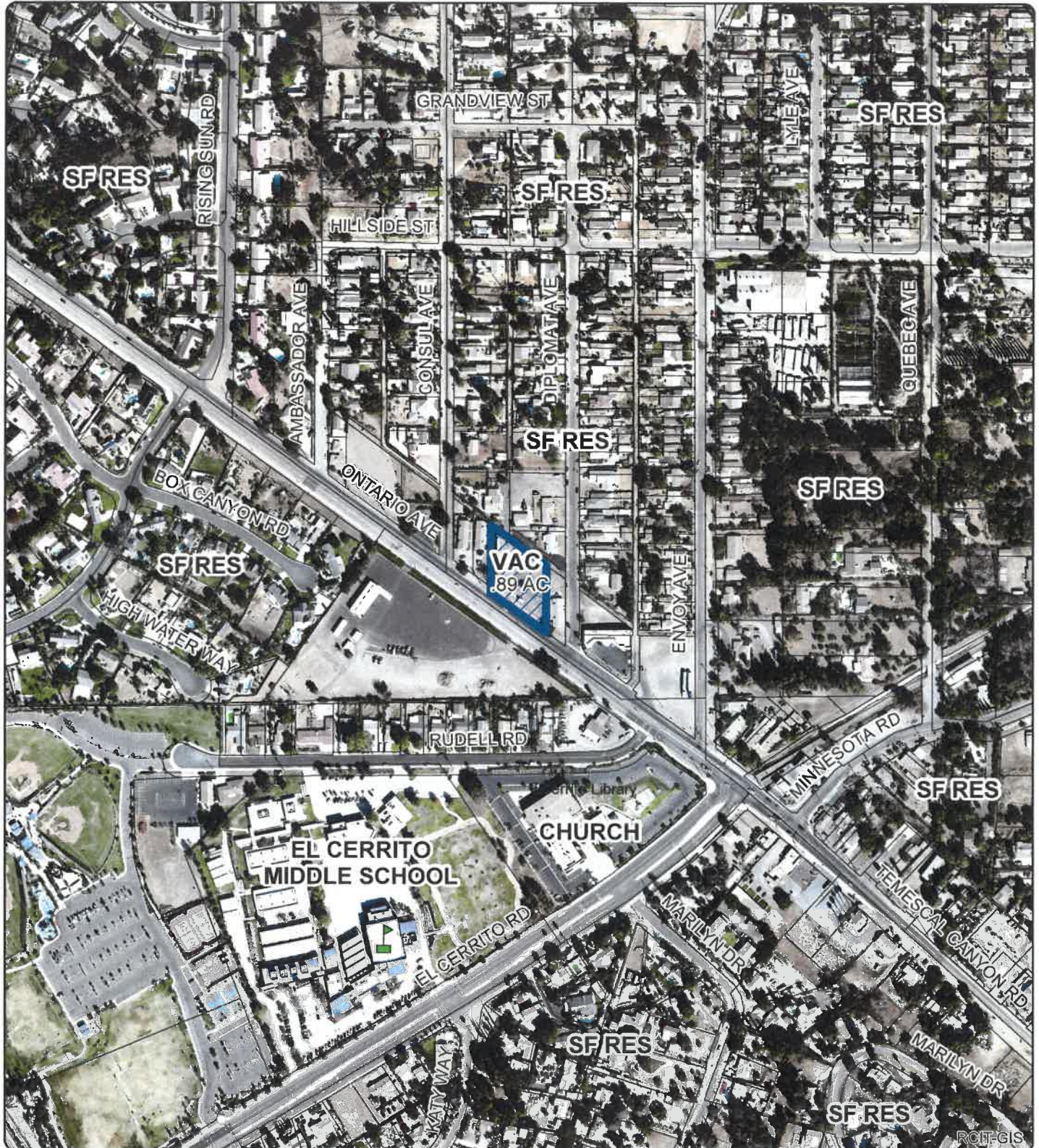
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP180013

### LAND USE

Supervisor: Tavaglione  
District 2

Date Drawn: 11/13/2018  
Exhibit 1



Zoning Dist: El Cerrito

Author: Vinnie Nguyen

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



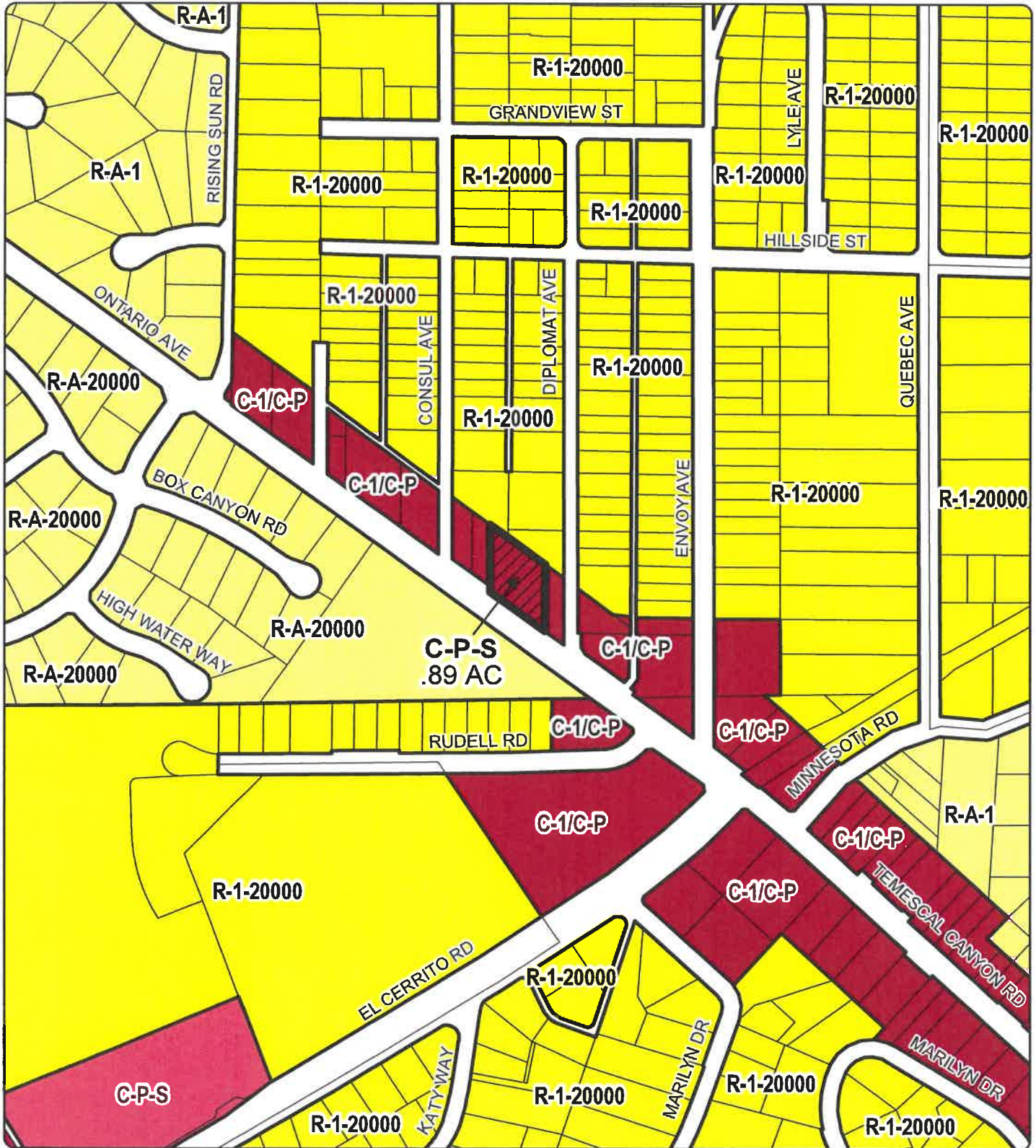
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180013

EXISTING ZONING

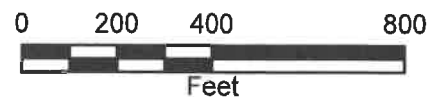
Supervisor: Tavaglione  
District 2

Date Drawn: 11/13/2018  
Exhibit 2



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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



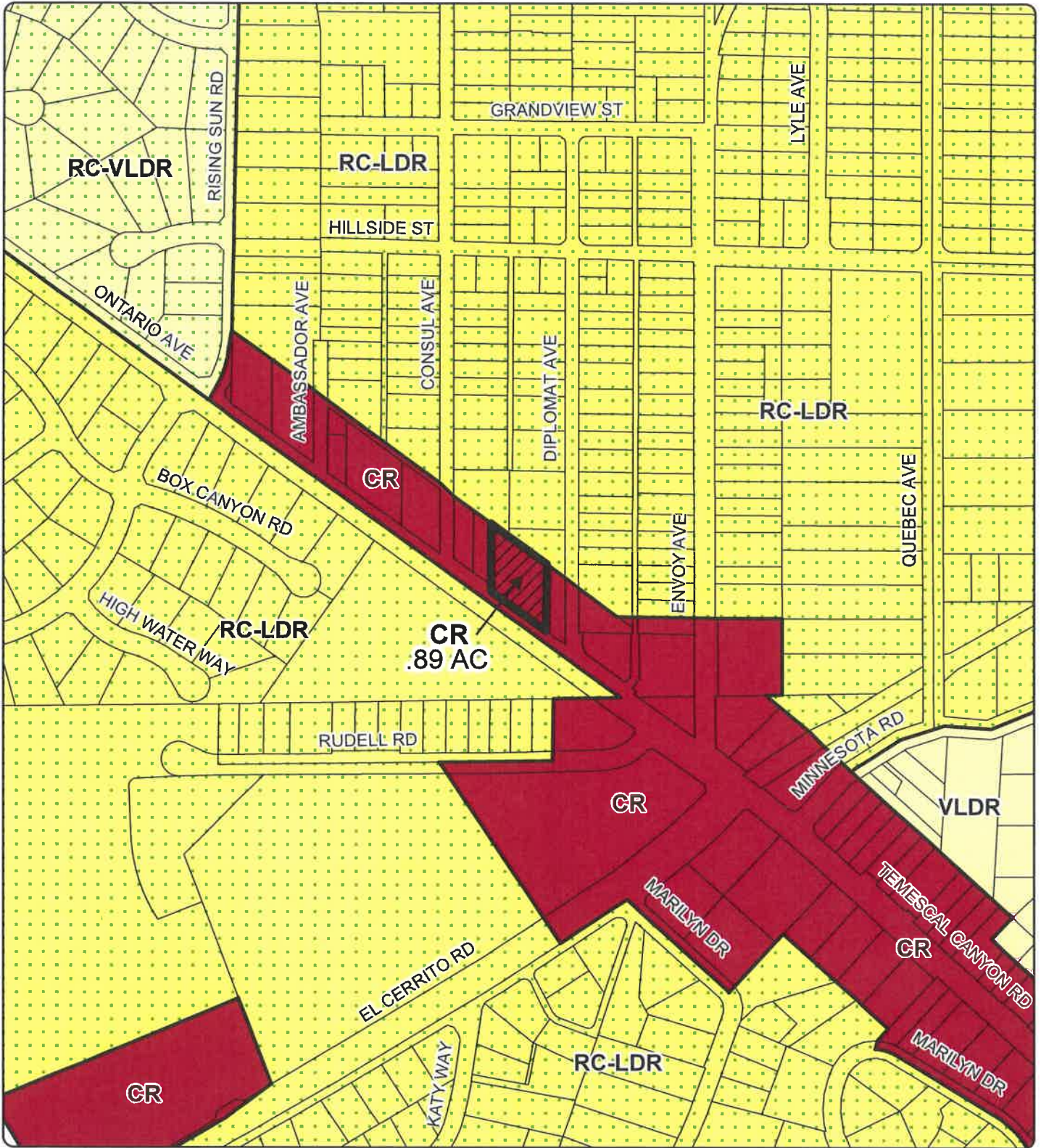
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP180013

EXISTING GENERAL PLAN

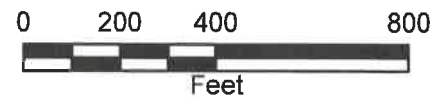
Supervisor: Tavaglione  
District 2

Date Drawn: 11/13/2018  
Exhibit 5



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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

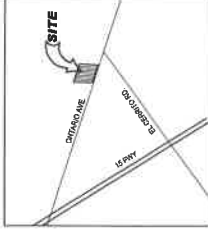






"MADE IN THE U.S.A."

**VICINITY MAP**  
NOT TO SCALE



**SHEET INDEX**

- CUP-1 SITE PLAN
- CUP-2 FLOOR PLAN
- CUP-3 ELEVATIONS

**PROJECT DATA**

**PROJECT DESCRIPTION**  
DUP FOR A PROPOSED USED CAR SALES LOT WITH PROPOSED SALES OFFICE AND CHANGE EXISTING CANOPY STRUCTURE TO BE REMOVED. PROJECT IS CONCEPTUAL. PROJECT AND PAVED WITHIN LOT.

**PROJECT ADDRESS**

19450 ONTARIO AVENUE  
CORONA, CA

**PARCEL AREA:**

0.72 AC GROSS  
28,708 S.F.  
0.66 AC NET

**OWNER:**

GHULAM HAZRAT AND  
ROHULA HAZRAT  
2172 SAMPTON AVENUE  
CORONA, CA 92789-6193  
PHONE: 951-224-4913

**APPLICANT:**

PREMIUM AUTOS INC.  
19450 ONTARIO AVENUE  
CORONA, CA 92781  
PHONE: 951-224-4913

**APPLICANT'S REPRESENTATIVE:**

TU DESIGN GROUP INC.  
719 MAGNOLIA AVENUE  
CORONA, CA 92781  
CONTACT: IRA CARPMAN  
PHONE: 951-224-4913  
FAX: 951-224-4913

**APN:**

227-481-021

**OCCUPANCY**

BUSINESS GROUP B  
STORAGE GROUP S

**TYPE OF CONSTRUCTION**

TYPE V6  
SPRINKLERED

**EXISTING & PROPOSED ZONE/LAND USE**

EXISTING: C-UCP  
PROPOSED: C-UCP

**LANDSCAPE SETBACKS**

FRONT YARD: 5 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 5 FEET

**BUILDING SETBACKS**

FRONT YARD: 5 FEET  
SIDE YARD: 5 FEET  
REAR YARD: 5 FEET

**TOTAL BUILDING AREA:**

BUILDING 1,488 S.F.

**LOT COVERAGE:**

1,476 S.F. / 28,708 S.F. = 5.14%  
5,819 S.F. / 28,708 S.F. = 20.27%  
21,883 S.F. / 28,708 S.F. = 75.99%  
TOTAL 28,708 S.F. = 100.00%

**PARKING ANALYSIS:**

USE	S.F.	PROVIDED	DIFFERENCE
SALES	1,000 SF	9	0
OFFICE	1,000 SF	2	0
TOTAL		11	0

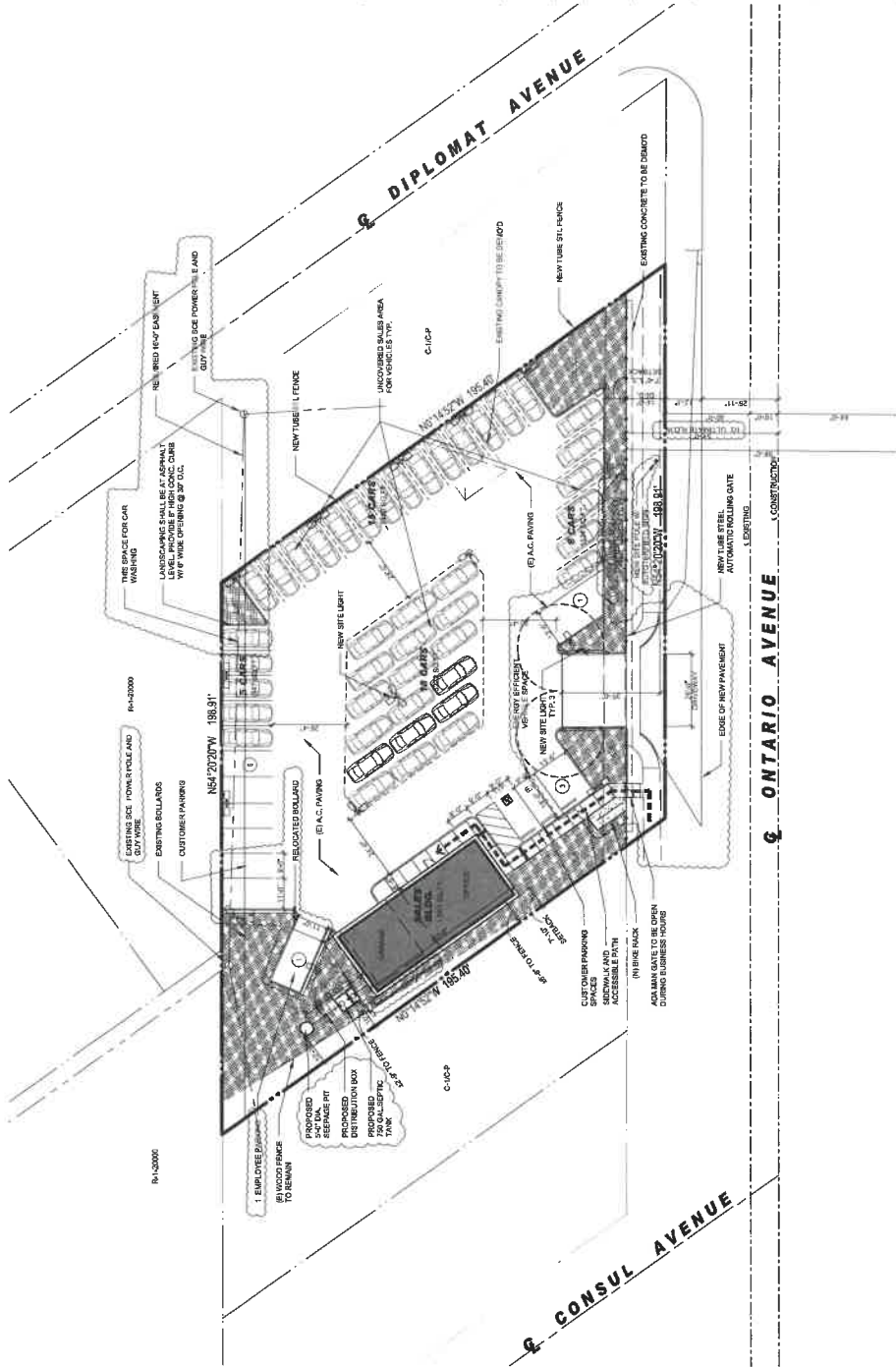
**ACCESSIBLE PARKING ANALYSIS:**

PROVIDED PARKING	REQD.	PROVIDED	DIFFERENCE
11	11	11	0

PREPARED BY: TU DESIGN GROUP, INC.  
DATE: 10/01/18

**CUP-1**

REVISED 10/01/18









DESIGN GROUP  
 951.742.7179  
 2179 MADRID AVE  
 EVANSTON, IL 60201  
 www.designgroup.com

MADE IN THE USA

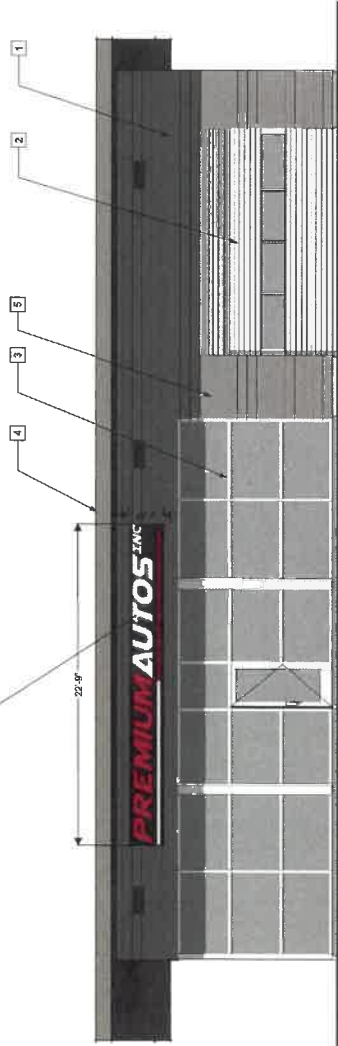


GHULAM HAZRAT AND  
 ROHULA HAZRAT  
 2175 SAMPSON  
 AVENUE, SUITE 112  
 CORONA, CA 92879  
 951-224-4913

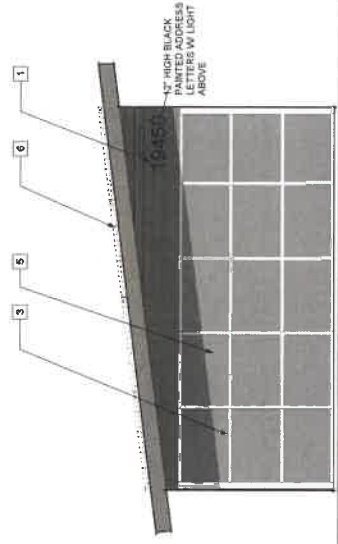
**MATERIALS**

- 1 RECLAIMED WOOD SIDING  
 COLOR: WEATHERED GRAY  
 ANTIQUE BARNWOOD
- 2 EXTERIOR TRIM & DOORS PAINT  
 MFG.: DUNN EDWARDS  
 COLOR: DEBSTE LOOKING GLASS
- 3 WINDOW FRAMES  
 MFG.: JACOBI  
 COLOR: #11 CLEAR ANODIZED
- 4 STAINING SEAM ROOFING  
 MFG.: PER  
 COLOR: MEDIUM BRONZE
- 5 GLAZING  
 COLOR: SOLARBONZE
- 6 SOLAR PANELS  
 COLOR: PER MFG.

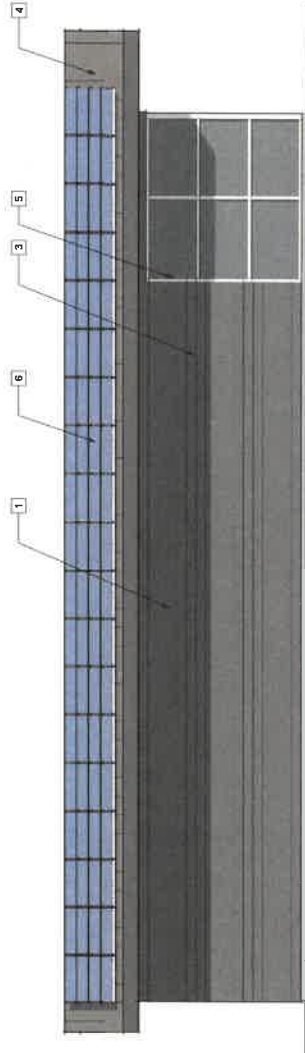
NEW PREMIUM AUTOS, INC. BUILDING  
 ILLUMINATED SIGN PANEL: 58 S.F.



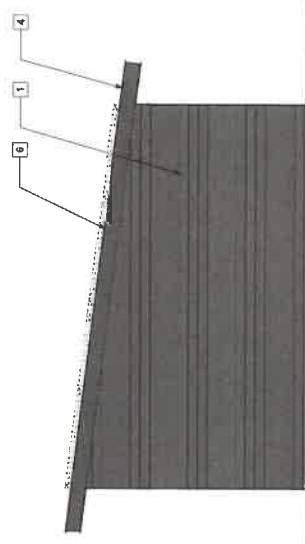
**2 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**3 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**4 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**1 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

PREMIUM AUTOS  
 19450 ONTARIO AVE  
 CORONA, CA 92881

REVISED 10/01/18  
 CONCEPTUAL  
 EXTERIOR ELEVS

2018 DESIGN GROUP, INC.  
 ALL RIGHTS RESERVED

**CUP-3**







**ZABRERBER, DZEMBLEG  
URBAN | ECO-URBAN | URBAN**  
2175 SAMPSON AVENUE, SUITE 112  
CORONA, CA 92629  
PHONE: 951-224-4913  
www.zabrerber.com  
www.dzembleg.com  
www.urbanecourban.com

**GHULAM HAZRAT AND  
ROHULLA HAZRAT**  
2175 SAMPSON AVENUE  
SUITE 112 CORONA, CA 92629  
951-224-4913

**PREMIUM AUTOS**  
19450 ONTARIO AVE  
CORONA, CA 92681

REVISED 10/01/18

**CONCEPTUAL  
LANDSCAPE PLAN**  
**SHADING PLAN**

**CLP-2**

**PROJECT DATA**  
**PROJECT DESCRIPTION**  
PREMIUM AUTOS IS REQUESTING A CONCEPTUAL LANDSCAPE PLAN FOR A PROPOSED 30,000 S.F. OFF-SITE PARKING AREA AND 10,000 S.F. OF OFF-SITE SHADING AREAS. THE PROJECT IS CURRENTLY VACANT AND PAVED WITH ASPHALT.

**PROJECT ADDRESS**  
19450 ONTARIO AVE  
CORONA, CA 92681

**OWNER**  
GHULAM HAZRAT & ROHULLA HAZRAT  
2175 SAMPSON AVENUE, SUITE 112  
CORONA, CA 92629  
PHONE: 951-224-4913

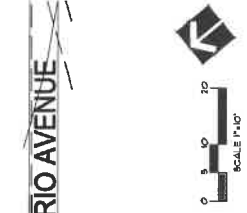
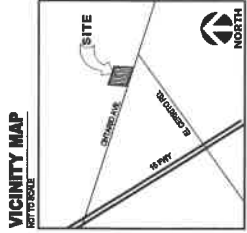
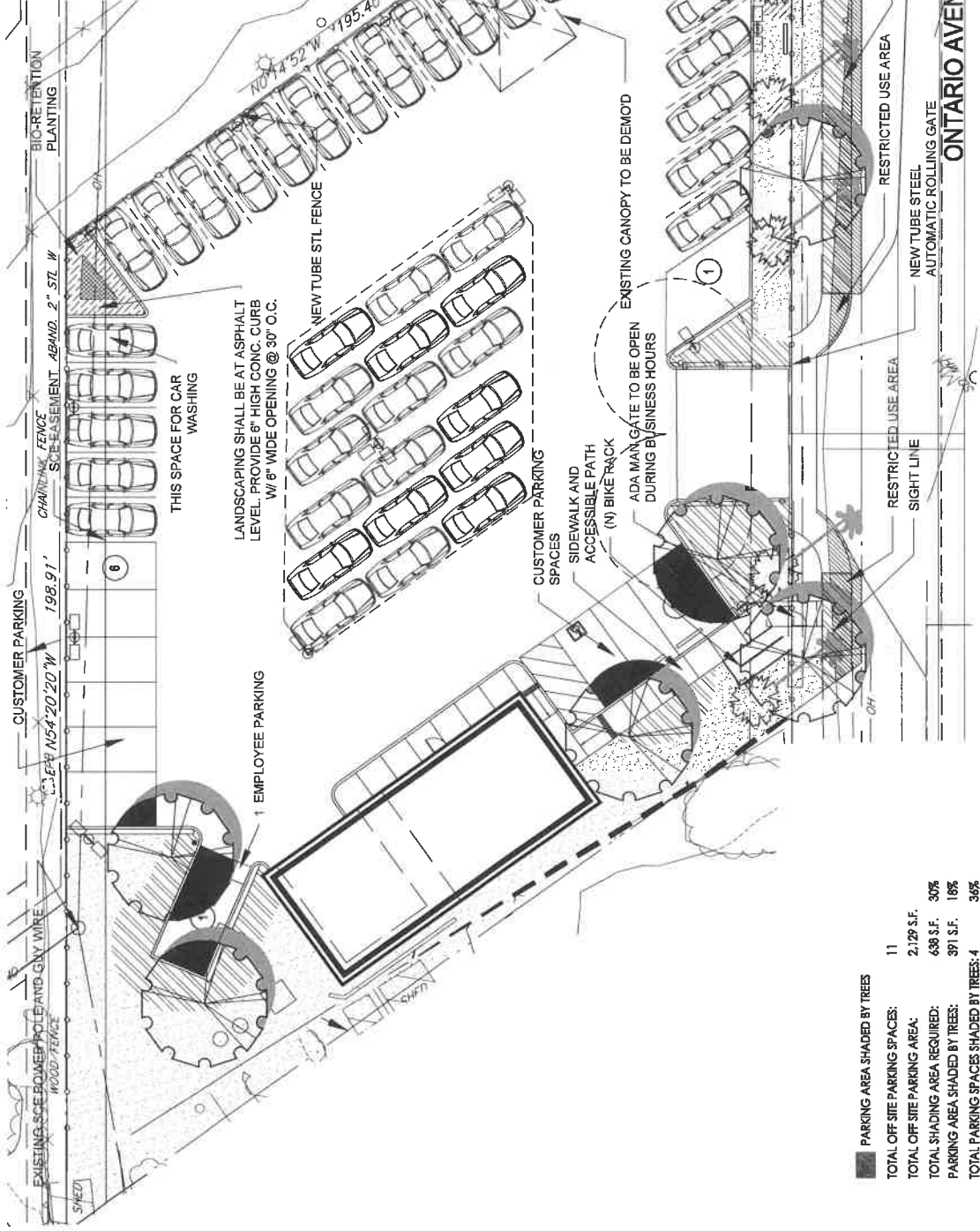
**APPLICANTS REPRESENTATIVE:**  
TRIPREGI GROUP, INC.  
1175 MARSHALL AVENUE  
CORONA, CA 92626  
CONTACT: BO CARPENTIER  
PHONE: 951-224-7178

**PARCEL AREA:**  
0.72 AC GROSS  
0.68 AC NET

**APPLICANT:**  
PREMIUM AUTOS  
19450 ONTARIO AVE  
CORONA, CA 92681  
PHONE: 951-224-4913

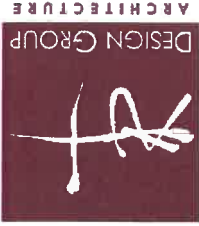
**APN:**  
227030001

**TOTAL BUILDING AREA:**  
1,791 S.F. / 16,700 S.F. \* 8.27%  
BUILDING  
LANDSCAPE AREA  
5,197 S.F. / 14,700 S.F. \* 11.59%  
TOTAL BUILDING AREA  
6,988 S.F. / 21,400 S.F. \* 12.56%  
TOTAL  
24,700 S.F. \* 16.03%



PARKING AREA SHADED BY TREES	11
TOTAL OFF-SITE PARKING SPACES:	2,129 S.F.
TOTAL OFF-SITE PARKING AREA:	638 S.F. 30%
TOTAL SHADING AREA REQUIRED:	391 S.F. 18%
PARKING AREA SHADED BY TREES:	391 S.F. 36%
TOTAL PARKING SPACES SHADED BY TREES:	4

TREE SIZES SHOWN AT 15 YEARS MATURITY



**GHULAM HAZRAT AND  
ROHULLA HAZRAT**  
2175 SAMPSON  
AVENUE, SUITE 1112  
CORONA, CA 92879  
951-224-4913



**PREMIUM AUTOS**  
19450 ONTARIO AVE  
CORONA, CA 92881

REVISED 10/01/18

**CONCEPTUAL  
MONUMENT SIGN**

PRINTED: 8/16/2018

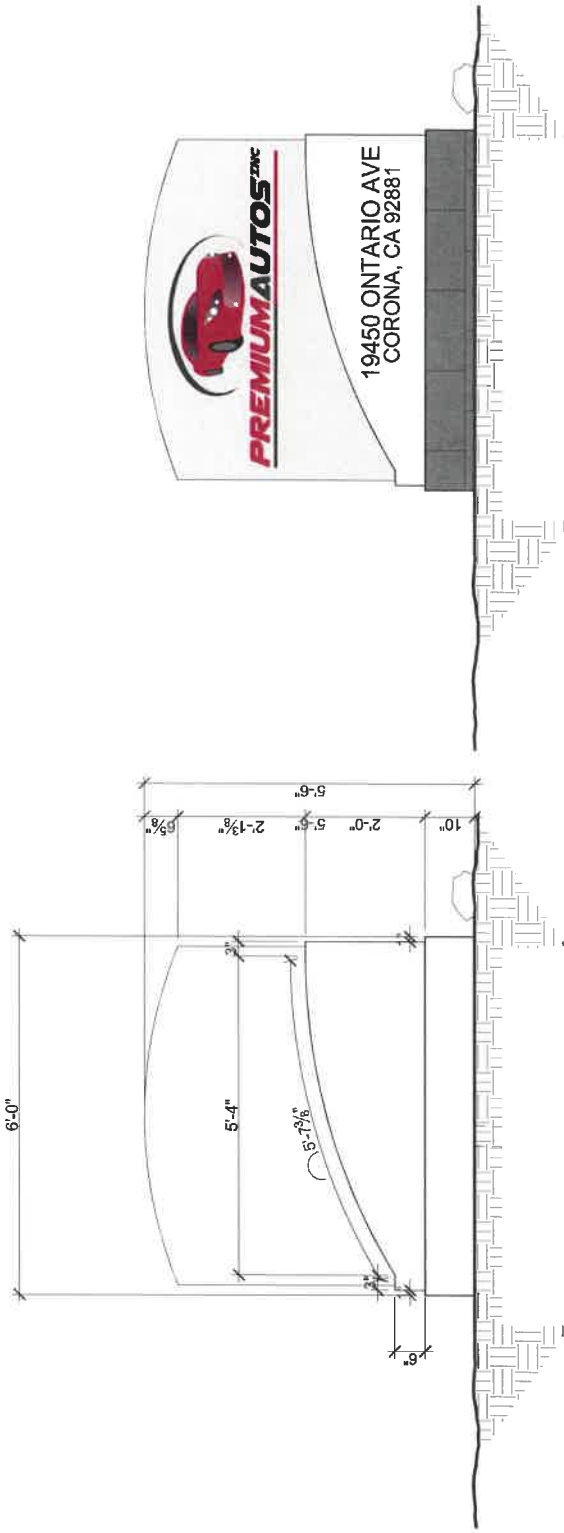
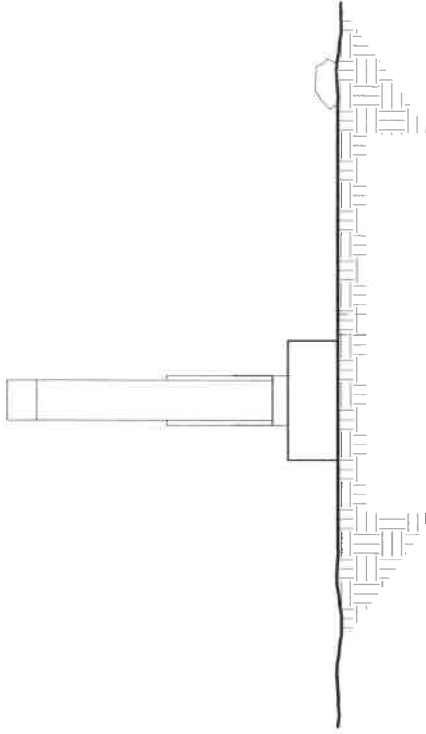
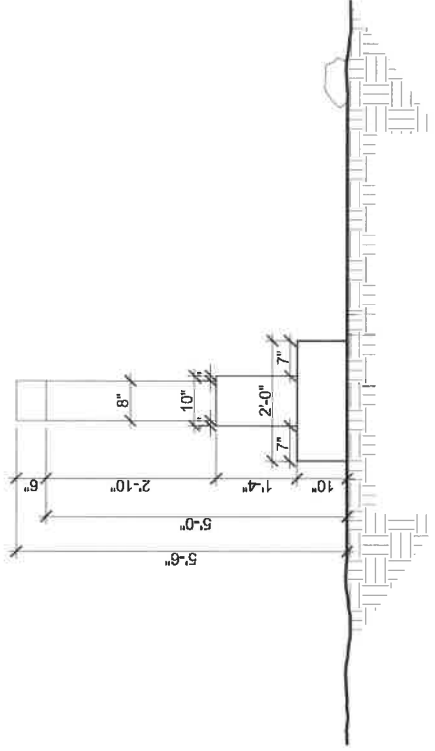
DRAWN:

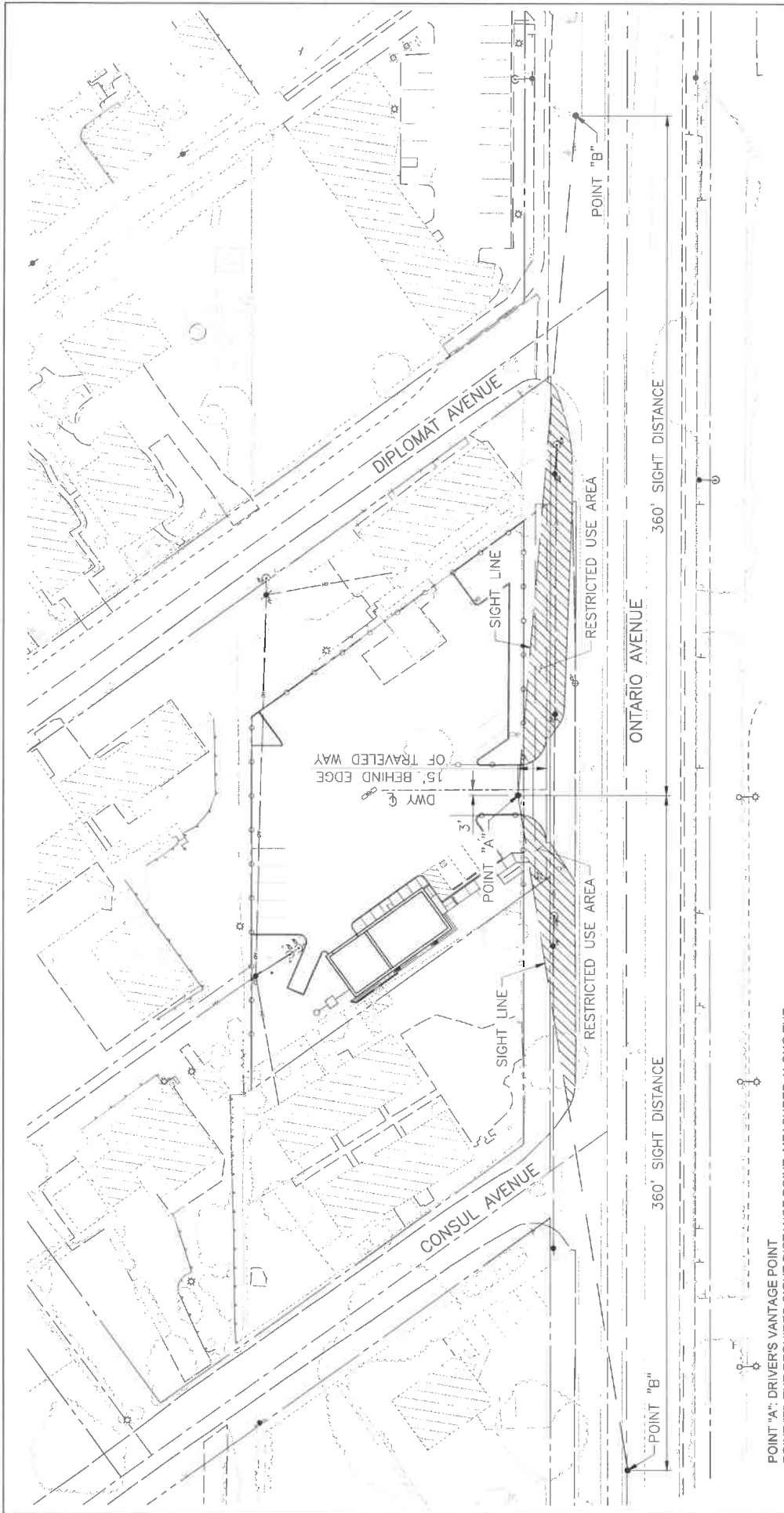
JOB #:

SCALE:

SHEET NO.:

DATE:





POINT "A": DRIVER'S VANTAGE POINT  
 POINT "B": THE REQUIRED SIGHT DISTANCE POINT, MEASURED ALONG THE CENTERLINE OF THE NEAREST LANE OF APPROACHING TRAFFIC

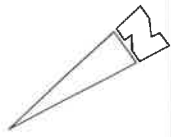
COUNTY STANDARD 821	
DESIGN SPEED (MPH)	45
STOPPING SIGHT DIST. (FT)	360



**LINE OF SIGHT EXHIBIT**  
**PREMIUM AUTOS**  
**19450 ONTARIO AVE.**  
**CORONA, RIVERSIDE COUNTY, CA**

SCALE: NTS	 <small>CIVIL ENGINEERS &amp; PLANNERS &amp; SURVEYORS        1880 CORPORA AVE., SUITE 100 • CORONA, CA 92611-3395 • 951-731-4130</small>	SHEET	<b>1</b>
DATE: 08-01-18		OF 1	
DESIGNED: SC		SHEETS	
CHECKED: TMC		16:25	

10/01/18

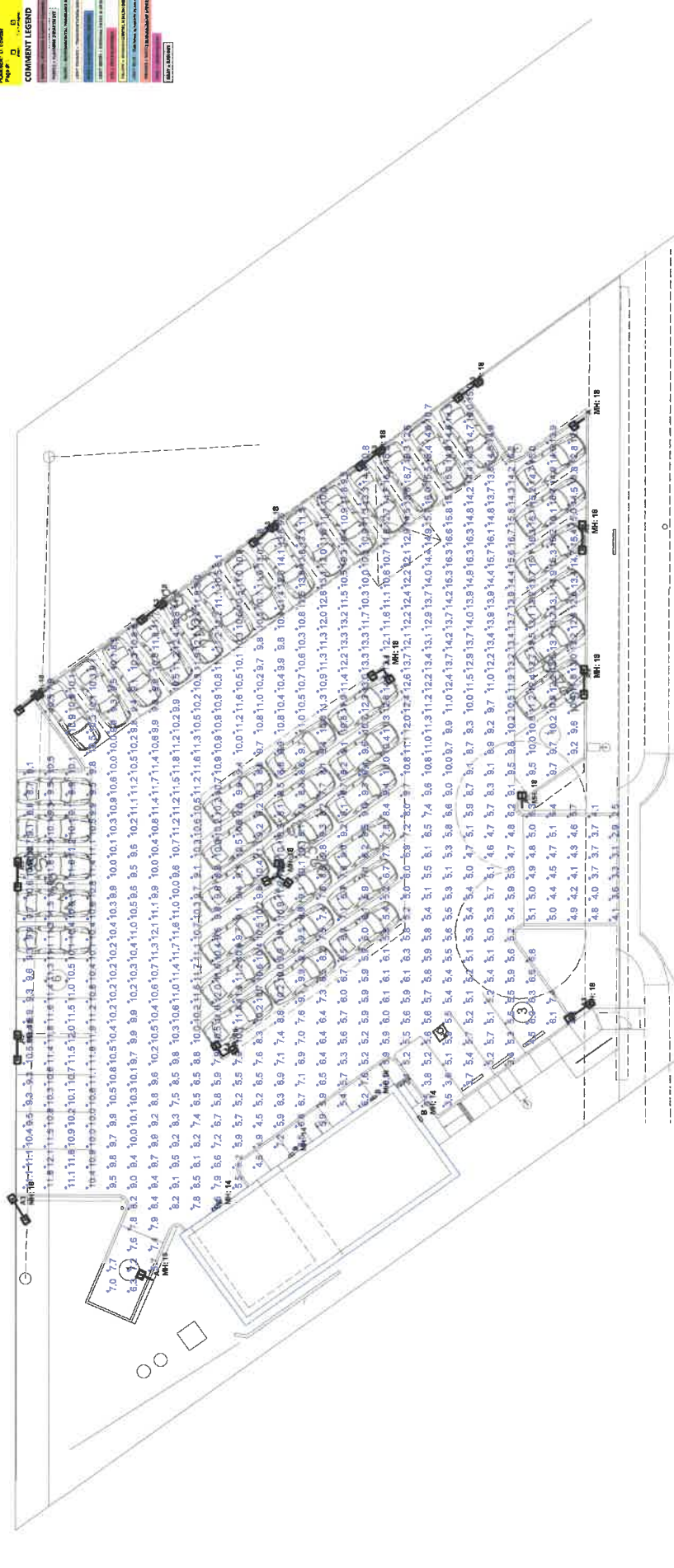


R:\17\1758\PRELIM\MAPS\PLOT\_PLAN\1758\_CUP.dwg 08/01/2018 16:25



CASE: 2018001  
 DATE: 10/27/18  
 PROJECT: 1000 K Lamps  
 Page # 1

**COMMENT LEGEND**  
 1. 1000 K Lamps  
 2. 1000 K Lamps  
 3. 1000 K Lamps  
 4. 1000 K Lamps  
 5. 1000 K Lamps  
 6. 1000 K Lamps  
 7. 1000 K Lamps  
 8. 1000 K Lamps  
 9. 1000 K Lamps  
 10. 1000 K Lamps  
 11. 1000 K Lamps  
 12. 1000 K Lamps  
 13. 1000 K Lamps  
 14. 1000 K Lamps  
 15. 1000 K Lamps  
 16. 1000 K Lamps  
 17. 1000 K Lamps  
 18. 1000 K Lamps  
 19. 1000 K Lamps  
 20. 1000 K Lamps  
 21. 1000 K Lamps  
 22. 1000 K Lamps  
 23. 1000 K Lamps  
 24. 1000 K Lamps  
 25. 1000 K Lamps  
 26. 1000 K Lamps  
 27. 1000 K Lamps  
 28. 1000 K Lamps  
 29. 1000 K Lamps  
 30. 1000 K Lamps  
 31. 1000 K Lamps  
 32. 1000 K Lamps  
 33. 1000 K Lamps  
 34. 1000 K Lamps  
 35. 1000 K Lamps  
 36. 1000 K Lamps  
 37. 1000 K Lamps  
 38. 1000 K Lamps  
 39. 1000 K Lamps  
 40. 1000 K Lamps  
 41. 1000 K Lamps  
 42. 1000 K Lamps  
 43. 1000 K Lamps  
 44. 1000 K Lamps  
 45. 1000 K Lamps  
 46. 1000 K Lamps  
 47. 1000 K Lamps  
 48. 1000 K Lamps  
 49. 1000 K Lamps  
 50. 1000 K Lamps  
 51. 1000 K Lamps  
 52. 1000 K Lamps  
 53. 1000 K Lamps  
 54. 1000 K Lamps  
 55. 1000 K Lamps  
 56. 1000 K Lamps  
 57. 1000 K Lamps  
 58. 1000 K Lamps  
 59. 1000 K Lamps  
 60. 1000 K Lamps  
 61. 1000 K Lamps  
 62. 1000 K Lamps  
 63. 1000 K Lamps  
 64. 1000 K Lamps  
 65. 1000 K Lamps  
 66. 1000 K Lamps  
 67. 1000 K Lamps  
 68. 1000 K Lamps  
 69. 1000 K Lamps  
 70. 1000 K Lamps  
 71. 1000 K Lamps  
 72. 1000 K Lamps  
 73. 1000 K Lamps  
 74. 1000 K Lamps  
 75. 1000 K Lamps  
 76. 1000 K Lamps  
 77. 1000 K Lamps  
 78. 1000 K Lamps  
 79. 1000 K Lamps  
 80. 1000 K Lamps  
 81. 1000 K Lamps  
 82. 1000 K Lamps  
 83. 1000 K Lamps  
 84. 1000 K Lamps  
 85. 1000 K Lamps  
 86. 1000 K Lamps  
 87. 1000 K Lamps  
 88. 1000 K Lamps  
 89. 1000 K Lamps  
 90. 1000 K Lamps  
 91. 1000 K Lamps  
 92. 1000 K Lamps  
 93. 1000 K Lamps  
 94. 1000 K Lamps  
 95. 1000 K Lamps  
 96. 1000 K Lamps  
 97. 1000 K Lamps  
 98. 1000 K Lamps  
 99. 1000 K Lamps  
 100. 1000 K Lamps



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
□	3	A	SINGLE	N.A.	0.850	Beacon // VP-S-36L-30-4K7-4
□	1	A2	3 @ 120 DEGREES	N.A.	0.850	Beacon // VP-S-36L-30-4K7-4
□	11	A3	TWIN	N.A.	0.850	Beacon // VP-S-36L-30-4K7-4
□	2	A4	2 @ 90 DEGREES	N.A.	0.850	Beacon // VP-S-36L-30-4K7-4
□	4	B	SINGLE	N.A.	0.850	Kim // WDS-D-24L-30-4K7-4W-LJUV-WH

**Calculation Summary**

Label	CalcType	Avg	Max	Avg/Min	Max/Min
Dealer	Illuminance	9.73	16.7	2.1	4.63
	Units	Fc			

NOTE: 4000 K LAMPS REQUIRED FOR AUTOMOBILE PAINT COLORS TO BE CORRECT.

Jobname: Ontario Premium Autos\_2018-6-21\_AGI  
 Report for: Carmen Chan  
 Report by: Isaac Avina / Applications Engineer  
 Working Hours: 8:00 AM - 5:00 PM  
 See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer  
 Reflectance: 80/50/20 - Unless otherwise specified by customer  
 Date: 8/21/2018

**Disclaimer**  
 Luminance data is obtained according to IES procedures under controlled laboratory conditions. Field results may differ from computer predictions due to many uncontrollable factors including, but not limited to, Line Voltage Variations, Lamp Performance, Ballast Input Watts, LED Drivers input watts, Temperature Variations and Jobsite Conditions.





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

*Juan C. Perez*  
*Agency Director*



03/12/19, 9:59 am

CUP180013

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP180013. 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 - Causes for Revocation**

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit, b) is found to have been obtained by fraud or perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

#### **Advisory Notification. 2            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 CUP 180013 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 CUP 180013, 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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 2           AND - Hold Harmless (cont.)  
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. 3           AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP180013) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 4           AND - Project Description

The Conditional Use Permit proposes to construct a 1,701 square-foot office building for the sales of used automobiles. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two-car garage for employee parking. The project site will also include 8,360 square feet of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday.

Advisory Notification. 5           AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 6           AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S)

Exhibit A (Site Plan) dated October 15, 2018  
Exhibit B (Elevations) dated October 15, 2018  
Exhibit C (Floor Plans) dated October 15, 2018  
Exhibit G (Conceptual Grading Plan) dated October 15, 2018  
Exhibit L (Conceptual Landscaping and Irrigation Plans) dated October 15, 2018  
Exhibit W (Wall and Fencing Plan) dated October 15, 2018

Advisory Notification. 7           AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:



## ADVISORY NOTIFICATION DOCUMENT

### Fire

Fire. 1 FIRE - CUP Review (cont.)

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.

### Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

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.

### Planning-GEO

Planning-GEO. 1 GEO180024 ACCEPTED

County Geologic Report GEO No. 180024, submitted for the project CUP180013, APN 277-081-031, was prepared by Geo Environmental Resources, Inc., and is titled; "Geotechnical Engineering Exploration and Analysis, Proposed One-Story Commercial Building. 19450 East Ontario Avenue, Corona, CA," dated June 20, 2018. In addition,

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO180024 ACCEPTED (cont.)

the following documents have been submitted:

"Response to Geotechnical Report Review, Proposed One-Story Commercial Building, 19450 East Ontario Avenue, Corona, California," dated September 20, 2018 by Geo Environmental Resources, Inc.

'Response to Review Sheet Dated October 17, 2018 by County of Riverside Planning Department, Review Comments No. 2, 19450 East Ontario Avenue, Corona, California," dated November 7, 2018, by GeoMat Testing and Laboratories, Inc.

These documents are herein incorporated into GEO180024.

GEO180024 concluded:

1. GeoMat Testing and Laboratories, Inc. is taking over as Geotechnical Engineer of Record for this project.
2. The site is not located within a State of California Earthquake Fault Zone, nor a County of Riverside Fault Hazard Zone.
3. The results of the photo lineament study, as well as review of published geologic maps of the area, indicate that no active faults are present at the site and the potential for surface fault rupture at the site is very low.
4. Soil liquefaction is not likely to occur at this site primarily because the groundwater level is below 50 feet bgs.
5. The site is relatively flat with no slopes nearby; therefore, the potential for landslides or slope instabilities to occur at the site is determined to be very low.
6. Based on our analyses, we estimate a total settlement of ¾-inch, and a differential settlement of less than ½-inch across a span of 20 feet.
7. The expansion potential of the onsite soils are anticipated to be in the "very low to low" category.

GEO180024 recommended:

1. The site should be cleared of roots and deleterious material, which should be hauled offsite.
2. After site clearance, building pad areas should be overexcavated to expose competent material with at least 85% relative compaction.
3. At least five feet of removal should be anticipated below existing grades.
4. After overexcavation, the exposed surfaces should be further scarified to a depth of at least 12 inches, moisture conditioned and recompacted to at least 90 percent of the maximum density prior to placement of fill.

GEO No. 180024 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180024 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 Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20181218

### Transportation

Transportation. 1                      COUNTY WEB SITE

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                    COUNTY WEB SITE (cont.)

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.

Transportation. 2                    STD INTRO (ORD 461)

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



Plan: CUP180013

Parcel: 277081031

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      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 off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      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                      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 for additional information and requirements.

Planning-CUL

060 - Planning-CUL. 1                      Native 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.

060 - Planning-CUL. 2                      Project Archaeologist                      Not Satisfied

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

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site

Plan: CUP180013

Parcel: 277081031

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2                      Project Archaeologist (cont.)                      Not Satisfied  
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.

Planning-PAL

060 - Planning-PAL. 1                      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 to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and 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 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 "SABER Policy", paleontological fossils found in the County 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

Plan: CUP180013

Parcel: 277081031

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1            PALEO PRIMP/MONITOR (cont.)            Not Satisfied  
institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

Transportation

060 - Transportation. 1            FILE L&LMD APPLICATION            Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

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

060 - Transportation. 2            PRIOR TO ROAD CONSTRUCT            Not Satisfied

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

060 - Transportation. 3            REVISE STREET IMPROVEMENT PLAN            Not Satisfied

Prior to the submittal of the required street improvement plan per Transportation condition of approval, obtain the existing street improvement plan and profile and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check Policies and Guidelines" manual available on the Internet at :

[http://rctlma.org/trans/General Information/Pamphlets Brochures](http://rctlma.org/trans/General%20Information/Pamphlets%20Brochures)

If you have any questions, please call the Plan Check Section at (951) 955 6527.

060.- Transportation. 4            SUBMIT GRADING PLANS            Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.





Plan: CUP180013

Parcel: 277081031

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      0080-Planning-USE - WASTE MGMT. CLEARANCE (cont.)                      Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

Transportation

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

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

(1) Landscaping along Ontario Avenue.

(2) Graffiti abatement of walls and other permanent structures along Ontario Avenue.

080 - Transportation. 2                      LANDSCAPING/TRAIL COM/IND                      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 Ontario Avenue 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.

080 - Transportation. 3                      R-0-W DEDICATION 1                      Not Satisfied

Sufficient public street right-of-way along Ontario Avenue shall be conveyed for public use to provide for a 44 foot (from the survey centerline) half-width right-of-way.

080 - Transportation. 4                      UTILITY PLAN                      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

NOTE:



Plan: CUP180013

Parcel: 277081031

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4            UTILITY PLAN (cont.)            Not Satisfied

The project proponent may select to pay cash in lieu for the cost of relocating/under grounding existing one (1) power pole fronting the project boundary as determined by the Transportation Department.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1            PRECISE GRADE APPROVAL            Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Planning

090 - Planning. 1            0090-Planning-USE - CURBS ALONG PLANTERS            Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 2            0090-Planning-USE - ROOF EQUIPMENT SHIELDING            Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 3            0090-Planning-USE - TRASH ENCLOSURES            Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste

Plan: CUP180013

Parcel: 277081031

90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      0090-Planning-USE - TRASH ENCLOSURES (cont.)                      Not Satisfied  
Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 4                      0090-Planning-USE - UTILITIES UNDERGROUND                      Not Satisfied  
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 5                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied  
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A the approved fencing plan.

Transportation

090 - Transportation. 1                      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 any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Landscaping along Ontario Avenue.

(2) Graffiti abatement of walls and other permanent structures along Ontario Avenue.

090 - Transportation. 2                      DEDICATION SLI                      Not Satisfied  
Ontario Avenue along project boundary is a paved County maintained road designated as modified Arterial Highway and shall be improved with 8" concrete curb & gutter; located 32 feet from centerline to curb line and match-up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the 44', minimum, half-width dedicated right-of-way (from Survey centerline), in accordance with County Standard No. 94, Ordinance 461. (Modified for reduced right-of-way from 64' to 44' and reduced AC pavement from 43' to 32' improvement)

NOTE:

1. A 6' sidewalk shall be constructed adjacent to the curb line within the 12' parkway.

2. Gate shall be installed 35', minimum, radial from the ultimate curbline.

3. Existing Rod Iron fences shall be relocated outside the road right-of-way as directed by the Director of Transportation.

Plan: CUP180013

Parcel: 277081031

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 DEDICATION SLI (cont.) Not Satisfied

4. The driveway shall be right-in and right-out only.

5. The driveway shall be constructed at 90 degrees at the ultimate location per County Standard No. 207-A, Ordinance 461.

6. Construct transition AC pavement tapering lane along Ontario Avenue from the north and south project boundaries and join existing AC pavements per 50 m/h design speed limit.

7. The project proponent may select to pay cash in lieu for the cost of ultimate Street improvements as determined by the Transportation Department.

8. If project proponent select to pay cash in lieu for the ultimate road improvements, a transition AC pavement lane tapering (interim) shall be improved per County Standard No. 803, Ordinance 461.

090 - Transportation. 3 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>

090 - Transportation. 4 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 will be improved within Ontario Avenue.

090 - Transportation. 5 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 6 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.

NOTE:

Plan: CUP180013

Parcel: 277081031

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6      UTILITY INSTALL (cont.)      Not Satisfied

The project proponent may select to pay cash in lieu for the cost of relocating/under grounding existing one (1) power pole fronting the project boundary as determined by the Transportation Department.

090 - Transportation. 7      WRCOG TUMF      Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1      Gen - Waste Reporting Form and Receipts      Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: June 29, 2018

TO:

- |   |   |  |
|---|---|--|
| Riv. Co. Transportation Dept.           | Riv. Co. Regional Parks & Open Space        | Riv. Co. Waste Resources Management Dept.        |
| Riv. Co. Environmental Health Dept.     | P.D. Environmental Programs Division        | Board of Supervisors - Supervisor: 2nd District- |
| Riv. Co. Public Health Dept.            | P.D. Geology Section                        | Tavaglione                                       |
| Riverside County Flood Control          | Riv. Co. Trans. Dept. – Landscape Section   | Planning Commissioner: 2nd District-Hake         |
| Riv. Co. Fire Department (Riv. Office)  | P.D. Archaeology Section                    | Corona Sphere of Influence                       |
| Riv. Co. Building & Safety – Grading    | Riverside Transit Agency                    | Corona-Norco Unified School District             |
| Riv. Co. Building & Safety – Plan Check | Riv. Co. Sheriff's Dept.                    | Western Municipal Water District (WMWD)          |
| Southern California Edison Co. (SCE)    | South Coast Air Quality Management District |  |
| Southern California Gas Co.             |   |  |

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031. **BBID: 292-369-985**

**DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on July 12, 2018.** 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.*



RIVERSIDE COUNTY  

---

PLANNING DEPARTMENT

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

Any questions regarding this project, should be directed to Desiree Bowdan, Project Planner at (951) 955-8254, or e-mail at [dbowdan@rivco.org](mailto:dbowdan@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.*





City of Corona  
Department of Water and Power  
*"Protecting Public Health"*

Office: 951.738.2234  
Fax: 951.735.3788

755 Public Safety Way  
Corona, CA 92860 – [www.discovercorona.com](http://www.discovercorona.com)

July 30<sup>th</sup>, 2018

Ghulam Hazrat & Rohulla Hazrat  
2175 Sampson Avenue  
Corona, CA 92879

**Subject: Water & Sewer Requirements for 19450 Ontario Avenue, Riverside County, CA 92881**

To whom it may concern,

This letter is to confirm that the property at the address noted above is eligible to receive water and/or sewer collection service from the City of Corona upon satisfaction of all terms and conditions for service, and payment of applicable fees and charges, as set forth in the City's applicable Rules and Regulations. In addition, water and sewer service shall be subject to the following terms and conditions:

1. Water and sewer service will be provided pursuant to all City Rules and Regulations, as they may be amended, including but not limited to the City's water conservation ordinance (Corona Municipal Code Chapter 13.28), and the other requirements contained in Chapters 13.08, 13.12, 13.14, and 13.26.
2. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable water connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapter 13.14 of the Corona Municipal Code. No additional water connection fees will be required unless you require a larger water service for your use. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.
3. Prior to Building Permit issuance, the applicant shall satisfy all terms and conditions of service and pay all applicable sewer connection fees and charges set forth in the City's applicable Rules and Regulations as established pursuant to Chapters 13.12 and 13.14 of the Corona Municipal Code. Purchase of sewer capacity will be required if the use exceeds the capacity previously acquired for the tenant space. The applicable fee will be the then-current fee at the time the fee is paid, which may be higher than the fee in effect as of the date of this letter.

4. If sewer service is extended to these properties in the future, the applicant shall pay all applicable sewer connection fees established pursuant to Chapters 13.12 and 13.14 of the Corona Municipal Code, i.e. purchase of sewer capacity will be required. The applicable fee will be the then-current fee at the time the fee is paid.
5. If sewer service is extended to these properties in the future, a sand and oil clarifier will be required if there are proposed sanitary sewer floor drains inside the vehicle garage.

If you have any questions or need any additional information, please contact me at (951) 279-3604 or [Tom.Koper@coronaca.gov](mailto:Tom.Koper@coronaca.gov)

Sincerely,



Tom Koper, PE  
Assistant Public Works Director

C: Michele Hindersinn, Public Works



SOUTHERN CALIFORNIA  
**EDISON**

An EDISON INTERNATIONAL Company

DATE: 8-1-18

COMPANY: **TR Design Group**

**SUBJECT: 19450 E. Ontario Corona**

Your project is located in Southern California Edison (SCE) service territory. SCE will serve the above subject project's electrical requirements per the California Public Utilities Commission and Federal Energy Regulatory Commission tariffs.

SCE may need to conduct utility studies, where applicable, to assess whether additions or modifications to the existing electric infrastructure are required to serve this project. Where applicable, SCE has attached Appendix (B) which not only describes the study, and permitting, but includes a Project Information Sheet that will need to be completed by you and submitted to SCE if your project is at a point where SCE has to determine the required electrical utility work. This Will-Serve letter does not imply that either: (i) these studies have been completed, or (ii) that any required California Environmental Quality Act (CEQA) analysis of project-related electric utility impacts has been conducted.

I am the SCE Design Representative currently assigned to this project. SCE or Applicant will design and construct all required electrical infrastructure to serve this project provided you enter into the applicable contractual agreements with SCE identify scope of electrical utility work required, and supply the following information:

- Site plans as required
- Required contracts and agreements (fully executed)
- Applicable fees
- Local permits
- Required easement documents

Your project will be scheduled for construction once SCE has all the necessary information for your project and you have submitted or agreed to the applicable requirements as stated above, and paid any necessary fees.

If your project will not require SCE services, please notify us so that we can update our records.

SCE appreciates your business. If you have any questions, please feel free to call me at 909-930-8463.

Sincerely,

*Sonny Caballero*

SCE Design Service Representative  
Enclosure: Appendix B

## Appendix B

DATE: 8-1-18

COMPANY: **TR Design Group**

SUBJECT: 19450 E Ontario Corona

As your Southern California Edison representative for this project, I am committed to providing you with excellent customer service. The following information is intended to help explain SCE's planning and permitting process for the electric infrastructure needed to serve your Project.

Depending on the scope of work necessary to serve your project (electric facility installation, removal, relocation, rearrangement and/or replacement), it may be necessary for you to submit an Advanced Engineering Fee. This Fee will be applied to certain expenses associated with preliminary design and engineering work required to estimate the cost for SCE to perform the electric work associated with your project. Please note: Depending on factors such as resource constraints, construction, or relocation of SCE facilities requirements, the need for environmental review, and so forth, delays in meeting your projected completion date may occur. To help minimize the potential for delays it is imperative that you provide all requested information as early as possible.

If the project results in the need for SCE to perform work on SCE electrical facilities that operate at between 50 and 200 kilovolts (kV), please be advised these facilities are subject to the California Public Utilities Commission's (CPUC's) General Order 131-D (GO 131-D) Permit to Construct (PTC) requirements. For the CPUC PTC review, the CPUC acts as the lead agency under the California Environmental Quality Act (CEQA). Depending on the scope of SCE's work, certain exemptions to the PTC requirements may be available. If no exemptions are available, the PTC application preparation and environmental approval process could take a minimum of 24 - 48 months

If you anticipate that your project will require work to be performed on SCE electrical facilities operated at between 50 kV and 200 kV, please inform me at your earliest possible convenience for further assistance to determine the potential G.O.131-D permitting requirements and/or permitting exemption(s).

In order for SCE to determine the required electrical utility work necessary to support your project, and to determine any permitting requirements and costs associated with constructing these facilities, project plans and a completed Customer Project Information Sheet will need to be submitted.

If you have any additional questions, please feel free to call me at 909-930-8406.

Sincerely,

*Sonny Caballero*

SCE Design Service Representative



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

Cahuilla Band of Indians  
Anthony Madrigal, Cultural Director  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)**

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 August 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)**

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 August 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040





# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

Gabrieleno Band of Mission Indians – Kizh Nation  
Andrew Salas, Chair  
P.O. Box 393  
Covina, CA 91723

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)**

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 August 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receiving this notice to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

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 (CUP180013)**

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 August 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

Pechanga Cultural Resources Department  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)**

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 August 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

Quechan Indian Nation  
Keeny Escalanti, President  
P.O. Box 1899  
Yuma, AZ 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)**

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 August 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chair  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)**

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 August 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040





# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

Rincon Band of Luiseño Indians  
Destiny Colocho, Cultural Resource Manager  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)**

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 August 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

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 (CUP180013)**

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 August 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

July 26, 2018

Gabrieleno-Tongva  
San Gabriel Band of Mission Indians  
Anthony Morales, Chief  
P.O Box 693  
San Gabriel, CA 91778

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180013)**

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 August 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation 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:**

**CONDITIONAL USE PERMIT NO. 180013** – CEQ180052 – Applicant: Ghulam Hazrat – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave. – 0.89 ac – Zoning: General Commercial (C-1/C-P)

**REQUEST:** The Conditional Use Permit proposes to construct a 1,458 square foot office building for used automobile sales with 11 parking spaces, nine (9) being for automobiles sales, and two (2) employee spaces - APN 277-081-031.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiee Bowdan, [dbowdan@rivco.org](mailto:dbowdan@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

CUP180013



Legend

- Blueline Streams
- City Areas



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

REPORT PRINTED ON.../7/26/2018 8:25:55 AM

© Riverside County GIS

Notes



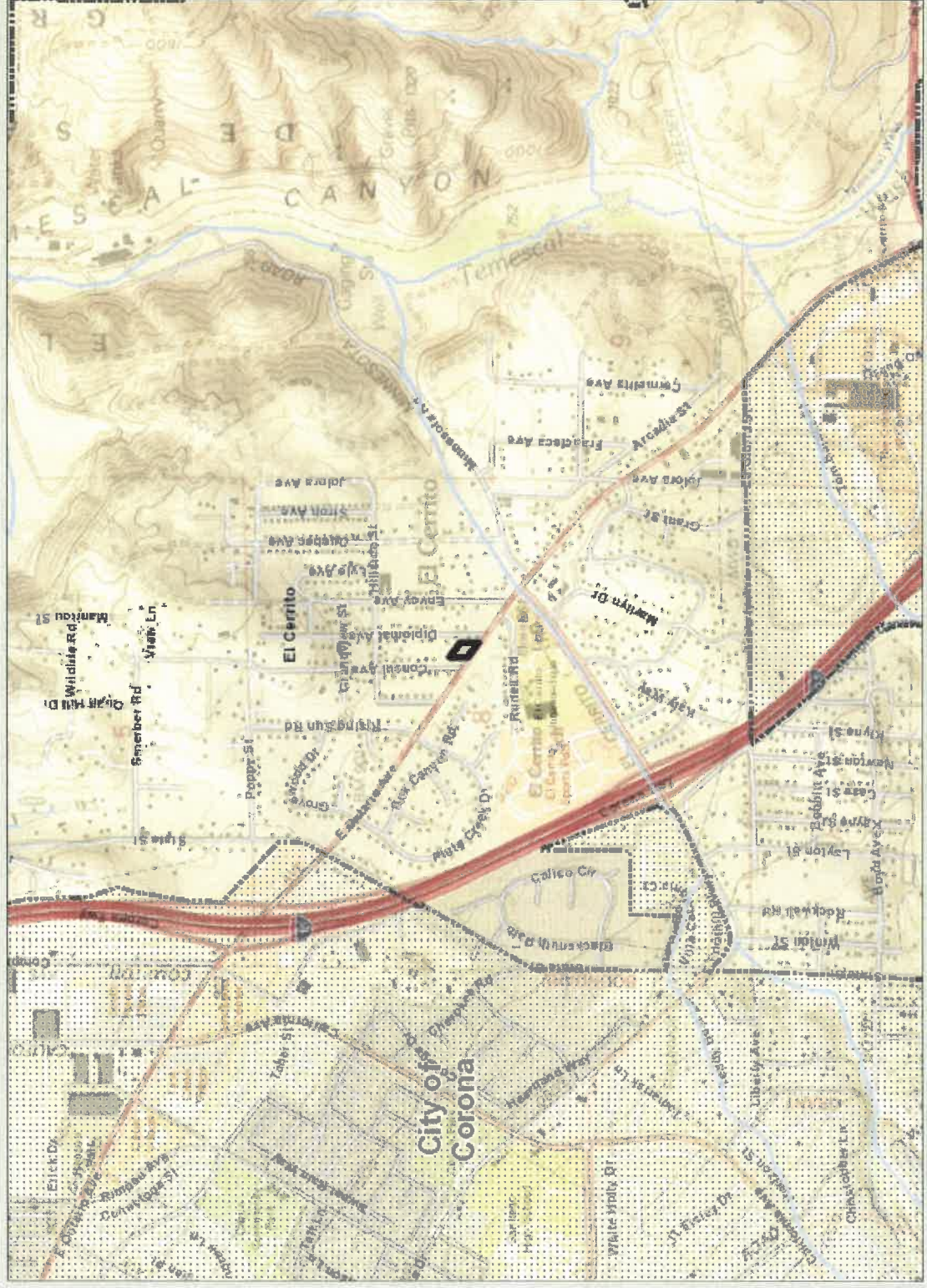
CUP180013



**Legend**

- Blue line symbol: Blueline Streams
- Dotted pattern symbol: City Areas
- Red line symbol: 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 2,000 4,000 Feet

REPORT PRINTED ON... 7/26/2018 8:28:49 AM

© Riverside County GIS

**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059  
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

August 29, 2018

Heather Thomson  
Riverside County Planning Department  
4080 Lemon Street  
Riverside, CA 92502

Re: AB-52 Consultation: CUP180013

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. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. 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](mailto:sgaughen@palatribe.com).

Sincerely,

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians





**MORONGO BAND OF MISSION INDIANS  
TRIBAL HISTORIC PRESERVATION OFFICE  
12700 PUMARRA RD BANNING, CA 92220  
OFFICE 951-755-5059 FAX 951-572-6004**

Date: 8/6/2018

Re: AB 52 – CUP180013

Dear,  
Heather Thomson  
Archaeologist  
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
  - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
  - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
  - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state

law, “meaningful” consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5259.

Sincerely,

Alicia Benally  
Cultural Resource Specialist  
Morongo Band of Mission Indians  
Email: [thpo@morongo-nsn.gov](mailto:thpo@morongo-nsn.gov)  
Phone: (951) 755-5259

**MORONGO  
BAND OF  
MISSION  
INDIANS**



**A SOVEREIGN NATION**

**MORONGO BAND OF MISSION INDIANS  
TRIBAL HISTORIC PRESERVATION OFFICE  
12700 PUMARRA RD BANNING, CA 92220  
OFFICE 951-755-5059 FAX 951-572-6004**

Date: 8/15/2018

Re:  
CUP180013

Dear,  
Heather Thomson  
County Archaeologist  
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project.

At this time the tribe does not have any additional information or immediate concerns pertaining to this particular project. However, in the unlikely event that cultural artifacts or human remains are discovered, we would like to request that you contact the Morongo Band of Mission Indians immediately to engage in consultation and follow the Standard Development Conditions outlined in the attached document. If you have any further questions regarding this matter please feel free to contact our office.

Sincerely,

Tribal Historic Preservation Office  
Morongo Band of Mission Indians  
Email: [thpo@morongo-nsn.gov](mailto:thpo@morongo-nsn.gov)  
Phone: (951) 755-5259

# RINCON BAND OF LUISEÑO INDIANS

## Cultural Resources Department

1 W. Tribal Road - Valley Center, California 92082  
(760) 297-2635 Fax:(760) 692-1498



August 24, 2018

Heather Thomson  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

**Re: CUP180013**

Dear Ms. Thomson,

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding the above referenced project and we thank you for the opportunity to consult. The identified location 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. We do not have knowledge of any cultural resources within or near the proposed project area. However this does not mean that none exist. We recommend that an archeological assessment be conducted and ask that a copy of the report be provided to the Rincon Band. In addition, we request consultation at this time in order to learn more about the project and any potential impacts to cultural resources.

If you have additional questions or concerns please do not hesitate to contact our office at your convenience at (760) 297-2635.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho, RPA  
Tribal Historic Preservation Officer  
Rincon Cultural Resources Department

---

Bo Mazzetti  
Tribal Chairman

Tishmall Turner  
Vice Chairwoman

Steve Stallings  
Council Member

Laurie E. Gonzalez  
Council Member

Alfonso Kolb  
Council Member



# COLORADO RIVER INDIAN TRIBES

## *Tribal Historic Preservation Office*

26600 Mohave Road

Parker, Arizona 85344

Telephone: (928)-669-5822 Fax: (928) 669-5843

August 8, 2018

Heather Thomson, Archaeologist  
Riverside County Planning Department  
PO Box 1409  
Riverside, CA 92502-1409

RE: Ghulam Hazrat Conditional Use Permit #180013

Dear Ms. Heather Thomson:

The Colorado River Indian Tribes' Tribal Historic Preservation Office ("CRIT THPO") has received your letter dated July 26, 2018, regarding the *proposal from Ghulam Hazrat to construct a 1,458 square-foot building, with 11 parking spaces, for used automobile sales in Riverside, California.*

As a preliminary matter, the Colorado River Indian Tribes are a federally recognized Indian tribe comprised of over 4,200 members belonging to the Mohave, Chemehuevi, Hopi and Navajo Tribes. The almost 300,000-acre Colorado River Indian Reservation sits astride the Colorado River between Blythe, California and Parker, Arizona. The ancestral homelands of the Tribe's members, however, extend far beyond the Reservation boundaries. Significant portions of public and private lands in California, Arizona and Nevada were occupied by the ancestors of the Colorado River Indian Tribes' Mohave and Chemehuevi members since time immemorial. These landscapes remain imbued with substantial cultural, spiritual and religious significance for the Tribes' current members and future generations. For this reason, we have a strong interest in ensuring that potential cultural resource impacts are adequately considered and mitigated.

In particular, the Colorado River Indian Tribes are concerned about the removal of artifacts from this area and corresponding destruction of the Tribes' footprint on this landscape. As such, the Tribes request that all prehistoric cultural resources, including both known and yet-to-be-discovered sites, be avoided if feasible. If avoidance of the site is infeasible, then the Tribes request that the resources be left in-situ or reburied in a nearby area, after consultation. This language should be incorporated into enforceable mitigation measures.

In addition, we respond as follows:

\_\_\_\_\_ Given the potential impact of the project on important cultural resources, the Colorado River Indian Tribes request in-person government-to-government consultation. Please contact the CRIT THPO to discuss our concerns and schedule a meeting with Tribal Council.

CRIT THPO

Project Name: Ghulam Hazrat Project

Date: August 8, 2018

Page 2

In the event any human remains or objects subject to provision of the Native American Graves Protection and Repatriation Act, or cultural resources such as sites, trails, artifacts are identified during ground disturbance, please contact the CRIT THPO within 48 hours.

The Colorado River Indian Tribes request tribal monitoring of any ground disturbing activity as a condition of project approval. The Tribes request notification of any opportunities to provide tribal monitoring for the project.

The Colorado River Indian Tribes do not have any specific comment on the proposed project and instead defer to the comments of other affiliated tribes.

Thank you for your consideration. Please contact the undersigned if you have any questions or concerns.

Sincerely,

**COLORADO RIVER INDIAN TRIBES  
TRIBAL HISTORIC PRESERVATION OFFICE**

**/s/ Bryan Etsitty, Acting-Director**

26600 Mohave Road

Parker, AZ 85344

Phone: (928) 669-5822

E-mail: [betsitty@crit-nsn.gov](mailto:betsitty@crit-nsn.gov)





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

EA 180052  
CF 180044  
CC 1807506

Steve Weiss, AICP  
Planning Director

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
  - CONDITIONAL USE PERMIT
  - PUBLIC USE PERMIT
  - TEMPORARY USE PERMIT
  - VARIANCE
- REVISED PERMIT Original Case No. PAR 180013

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

**APPLICATION INFORMATION**

Applicant Name: Ghulam Hazrat & Rohulla Hazrat

Contact Person: Ghulam Hazrat E-Mail: hazyosef@gmail.com

Mailing Address: 2175 Sampson Ave.  
Corona <sup>Street</sup> CA 92879  
<sub>City State ZIP</sub>

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative Name: TR Design Group, Inc.

Contact Person: Ira S. Carpman E-Mail: ira@trdesigngroup.com

Mailing Address: 7179 Magnolia Ave  
Riverside <sup>Street</sup> CA 92504  
<sub>City State ZIP</sub>

Daytime Phone No: (951) 742-7179 Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner Name: Premium Autos

Contact Person: Ghulam Hazrat E-Mail: hazyosef@gmail.com

Mailing Address: 2175 Sampson Ave.  
Corona <sup>Street</sup> CA 92879  
<sub>City State ZIP</sub>

Daytime Phone No: (951) 224 4913 Fax No: (\_\_\_\_) \_\_\_\_\_

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Ghulam Hazrat  
\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

  
\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

Rohulla Hazrat  
\_\_\_\_\_  
*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): 277 081 031 1

Approximate Gross Acreage: 0.89 ACRES

General location (nearby or cross streets): North of Ontario Ave., South of \_\_\_\_\_, East of Consul Ave., West of Diplomat

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

This project consists of a Used Car Sales Lot with the installation of a New approximate 1458 S.F. Sales Office.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348.4857

Number of existing lots: 3

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<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 checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	1701	16'-6"	1	Sales Office
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	1524	Car Sales Area
2	3232	Car Sales Area
3	2644	Car Sales Area
4	1136	Car Sales Area
5		

**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 Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: \_\_\_\_\_

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] Date 5-31-18

Owner/Authorized Agent (2) Rohella Hazrat Date 5-31-18

**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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

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**

---

**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





# 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.

*Ghulam Hazrat*

Rohulla Hazrat

Property Owner(s) Signature(s) and Date

Ghulam Hazrat

Rohulla Hazrat

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, 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 PROPERTY OWNER INFORMATION**

---

- *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.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*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. 180013 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15303 (E) and 15332 (A), (C), (D), and € – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located northerly of Ontario Avenue, southerly of Hillside Street, easterly of Consul Avenue, and westerly of Diplomat Avenue – 0.89 acres – Zoning: General Commercial (C-1/CP) – **REQUEST:** The project proposes to construct a 1,701 sq. ft. office building. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two (2) car garage for employee parking. The project site will also include 8,360 sq. ft. of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday. APN- 277-081-031.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MARCH 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 the Project Planner David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-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 12<sup>th</sup> 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: David Alvarez  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on November 13, 2018,

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

APN (s) or case numbers CUP180013 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

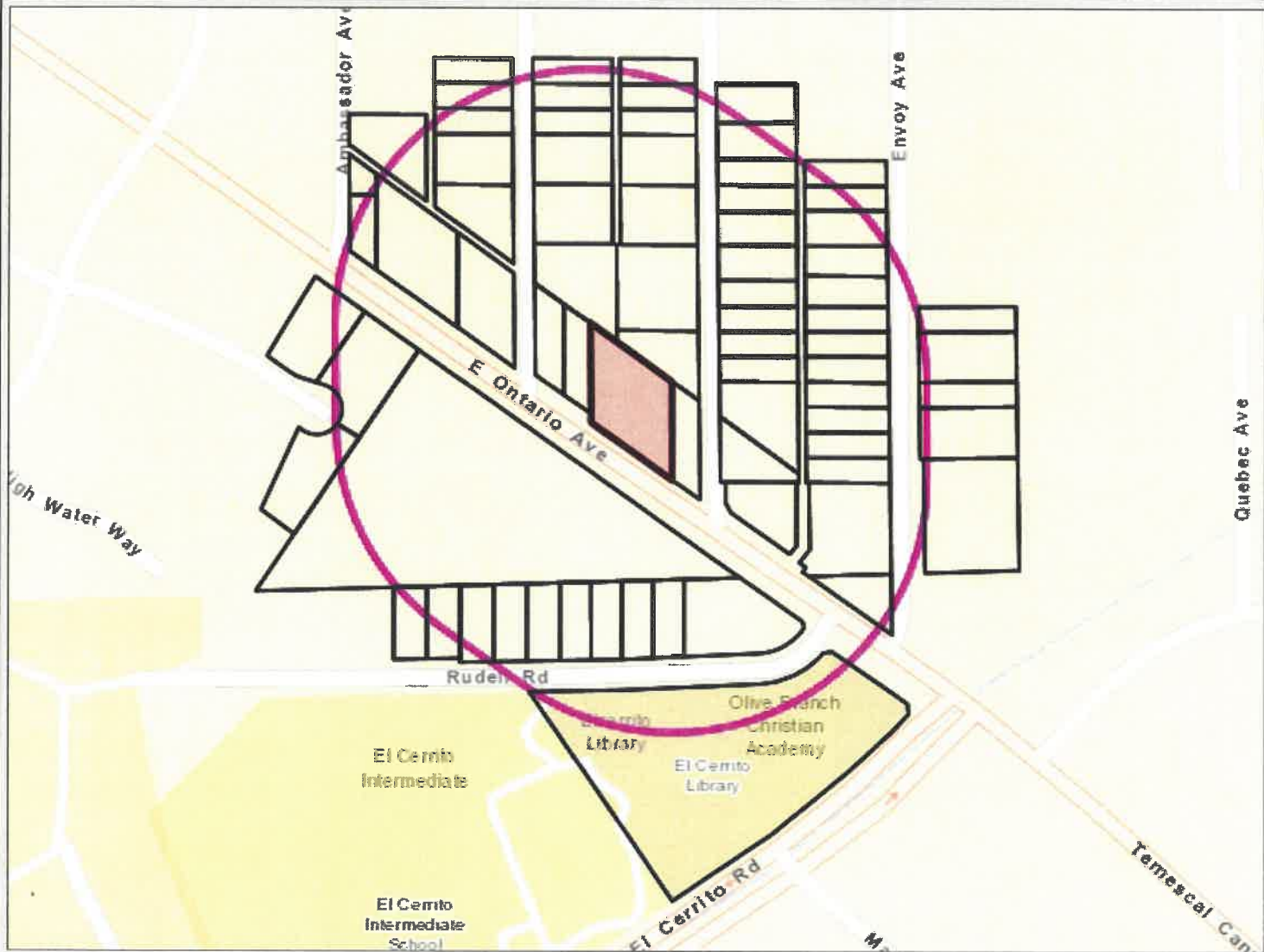
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CUP180013 ( 600 feet buffer )



## Legend

- County Boundary
- Cities
- World Street Map

## Notes



0 376 752 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... 11/13/2018 7:57:39 AM

© Riverside County RCIT

277321017  
BRET A HIGGINS  
ANDREA K HIGGINS  
4493 SIGNATURE DR  
CORONA CA. 92883

277131016  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

277082015  
PAUL RIVAS  
1406 VALCARLOS  
ROWLAND HEIGHTS CA 91748

277082051  
MAURO GALAN SANCHEZ  
AGUSTINA GALAN  
19440 DIPLOMAT AVE  
CORONA CA. 92881

277082050  
CANDIDO BELLO  
SONIA HERNANDEZ  
19430 DIPLOMAT AVE  
CORONA CA. 92881

277070007  
JOHN E MADDOX  
EVELYN M MADDOX  
19340 AMBASSADOR AVE  
CORONA CA. 92881

277081018  
JACINTA AMESQUITA  
RAMONA MARY ARELLANO  
AMESQUITA JACINTA REVOCABLE TRUST  
  
19313 DIPLOMAT AVE  
CORONA CA. 92881

277081005  
DGM FAMILY  
C/O C/O DONALD L MODGLIN  
7342 SADDLEHORN WAY  
ORANGE CA 92869

277070015  
LUCILO O TORRES  
VERONICA TORRES  
19301 CONSUL AVE  
CORONA CA. 92881

277081028  
BERTHO R LOPEZ  
MARIA SOCORRO LOPEZ  
927 W 7TH ST  
CORONA CA 92882

277082032  
RICARDO M AGUILERA  
ERNESTINA D AGUILERA  
19347 ENVOY AVE  
CORONA CA 92881

277070009  
SALVADOR C SANCHEZ  
SOCORRO A SANCHEZ  
TERESA D SANCHEZ

19320 ENVOY AVE  
CORONA CA 92881

277081016  
JOSE ANTONIO BENITEZ  
MARIA E BENITEZ  
PO BOX 77861  
CORONA CA 92877

277081007  
ANA R RUIZ  
NATALIE CORNEJO  
19348 CONSUL AVE  
CORONA CA 92881



277081017  
ELIASAR RAMIREZ DECASTRO  
19323 DIPLOMAT AVE  
CORONA CA. 92881

277082031  
ARTURO G MEDINA  
SARA A MEDINA  
19355 ENVOY ST  
CORONA CA 92881

277081014  
ERNESTO GARCIA  
CLAUDIA Y GARCIA  
19369 DIPLOMAT AVE  
CORONA CA. 92881

277070012  
ROBERTO URQUIZA  
19343 CONSUL AVE  
CORONA CA. 92881

277082012  
JUAN CAZAREZ  
19360 DIPLOMAT AVE  
CORONA CA. 92881

277070011  
CAROL J RAMIREZ  
19351 CONSUL AVE  
CORONA CA. 92881

277081009  
STANLEY A MILLER  
19360 CONSUL AVE  
CORONA CA. 92881

277082010  
RICHARD VARGAS  
RUBY A VARGAS  
19348 DIPLOMAT AVE  
CORONA CA. 92881

277082008  
ALBERTO AMEZOLA  
CHRISTINA AMEZOLA  
19326 DIPLOMAT AVE  
CORONA CA. 92881

277081013  
BERTHO JR LOPEZ  
927 W 7TH ST  
CORONA CA 92881

277082029  
ELAINE GALVEZ  
19381 ENVOY AVE  
CORONA CA. 92881

277082052  
RODOLFO JIMENEZ  
OMAR JIMENEZ  
19386 DIPLOMAT AVE  
CORONA CA. 92881

277081030  
EFFAT YOUSSEF  
8311 BONNIE BRAE DR  
BUENA PARK CA 90621

277082027  
LONNIE DALE WINKLER  
19391 ENVOY AVE  
CORONA CA. 92881

277082028  
RICHARD VARGAS  
RUBY A VARGAS  
19348 DIPLOMAT AVE  
CORONA CA 92881

277082053  
JOHN R NIXON  
MARY K NIXON  
19390 DIPLOMAT AVE  
CORONA CA. 92881

277081029  
EFFAT YOUSSEF  
8311 BONNIE BRAE DR  
BUENA PARK CA 90621

277082026  
JUAN PABLO N LIZARRAGA  
19401 ENVOY AVE  
CORONA CA. 92881

277070013  
CELIA MIRANDA GONZALEZ  
JENNY MIRANDA GONZALEZ  
19321 CONSUL AVE  
CORONA CA. 92881

277081006  
DGM FAMILY  
C/O C/O DONALD L MODGLIN  
7342 SADDLEHORN WAY  
ORANGE CA 92869

277090017  
EFRAIN REGALADO ORTIZ  
19443 ENVOY  
CORONA CA 92881

277090016  
DAVID PEREZ  
CRYSTAL PEREZ  
19430 ENVOY AVE  
CORONA CA 92881

277082022  
GEORGE DAVILA  
MARIA CARMEN DAVILA  
664 ALSACE CIR  
CORONA CA 92882

277082025  
JOSE REYES  
19409 ENVOY AVE  
CORONA CA. 92881

277070010  
RICHARD WALCHLE  
JANA WALCHLE  
18863 CONSUL AVE  
CORONA CA 92881

277121014  
KENT KNOPF  
CATHY KNOPF  
C/O PMB 130  
420 N MCKINLEY ST NO 111  
CORONA CA 92879

277090013  
JUAN PABLO NEVAREZ  
KARINA G NEVAREZ  
19390 ENVOY  
CORONA CA 92881

277082049  
RENE ORTIZ  
19433 ENVOY AVE  
CORONA CA. 92881

277082046  
RASIK D PATEL  
MADHU R PATEL  
10789 JURUPA RD  
MIRA LOMA CA 91752

277082048  
EFRAIN REGALADO ORTIZ  
19443 ENVOY AVE  
CORONA CA. 92881

277131010  
DOROTEO DEHARO  
STEVEN DEHARO  
7626 RUDELL RD  
CORONA CA. 92881

277131008  
JAMES GOBIN MOTZ  
STEPHANIE TAYLOR MOTZ  
5381 SANTA MONICA  
GARDEN GROVE CA 92845

277082030  
ALFRED BETANCOURT  
MARIA BETANCOURT  
19361 ENVOY AVE  
CORONA CA. 92881

277132001  
RASIK D PATEL  
MADHU R PATEL  
10789 JURUPA RD  
MIRA LOMA CA 91752

277082014  
REFUGIO HAROS  
MARIA HAROS  
19402 DIPLOMAT AVE  
CORONA CA. 92881

277070014  
RAUL CONTRERAS SILVA  
TERESA CONTRERAS MIRANDA  
2230 E BALSAM AVE  
ANAHEIM CA 92806

277090036  
OLIVIA E ESPARZA  
FELIX FRANK ESPARZA  
ESTHER ESPARZA  
19408 ENVOY AVE  
CORONA CA. 92881

277082047  
RASIK D PATEL  
MADHU R PATEL  
10789 JURUPA RD  
MIRA LOMA CA 91752

277070021  
COSME H PAREDES  
19358 AMBASSADOR AVE  
CORONA CA. 92881

277131009  
JOAQUIN RODRIGUEZ  
CARMEN RODRIGUEZ  
7616 RUDELL RD  
CORONA CA. 92881

277082017  
JASMIN R PATEL  
HEENA PATEL  
5182 MARTIN ST  
MIRA LOMA CA 91752

277131007  
LIANE T THOMAS  
20690 KNOB PL  
PERRIS CA 92570

277082009  
ARTURO P ENRIQUEZ  
RAQUEL MANCERA  
19340 DIPLOMAT AVE  
CORONA CA. 92881

277131015  
SHARON K MAGNUSON  
ROLLIN E MAGNUSON  
JOAN D MAGNUSON  
C/O ROLLIN E MAGNUSON  
7056 POCO SENDA  
RIVERSIDE CA 92504

277131013  
KATHY HESSEL  
7636 RUDELL RD  
CORONA CA. 92881

277131011  
ARNOLD MARTINEZ  
10202 YANA DR  
STANTON CA 90680

277132004  
OLIVE BRANCH COMMUNITY CHURCH  
7702 EL CERRITO RD  
CORONA CA. 92881

277131006  
MARGARET LOUISE TURNER  
7574 RUDELL RD  
CORONA CA. 92881

277081008  
ANA R RUIZ  
NATALIE CORNEJO  
19348 CONSUL AVE  
CORONA CA. 92881

277081015  
SALVADOR ACEVES  
LILIAN ACEVES  
19341 DIPLOMAT AVE  
CORONA CA. 92881

277070008  
CRISTOBAL R ESTRELLAPORTILLO  
MARTHA O ESTRELLA  
19330 E ONTARIO AVE  
CORONA CA. 92881

277082011  
JACK RODNEY KAY  
PILAR LORIE KAY  
19354 DIPLOMAT AVE  
CORONA CA. 92881

277321018  
RICHARD L WALKER  
STEPHANIE A WALKER  
19340 BOX CANYON RD  
CORONA CA. 92881

277081031  
GHULAM HAZRAT  
ROHULLA HAZRAT  
17493 CRESTLAKE LN  
RIVERSIDE CA 92503

277321016  
ROLAND C CORTEZ  
CHRISTINE CORTEZ  
19355 BOX CANYON RD  
CORONA CA. 92881

277081032  
JOSE G LOPEZ  
MARIA G LOPEZ  
17392 CROSS CREEK LN  
RIVERSIDE CA 92503

277081027  
BERTHO R LOPEZ  
MARIA SOCORRO LOPEZ  
927 W 7TH ST  
CORONA CA 92882

277131014  
QUEVEDO CARMEN P ESTATE OF  
LUIS C QUEVEDO  
C/O C/O LUIS QUEVEDO  
7640 RUDELL RD  
CORONA CA. 92881

277082024  
MARCOS CARDENAS ARCEO  
CARMEN RAFAELA ARCEO  
19409 ENVOY AVE  
CORONA CA 92881

277131012  
LEANDRO R LAREZ  
MONICA LAREZ  
7634 RUDELL RD  
CORONA CA. 92881

City of Corona  
Planning Department  
400 S. Vicentia Ave  
Corona, CA 92882

South Coast AQMD  
Attn: CEQA Review  
21865 Copley Drive  
Diamond Bar, CA 91765

Pechanga Band of Luiseño Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Soboba Band of Luiseño Mission  
Indians  
P.O. Box 487  
San Jacinto, CA 92581

Corona School District  
2820 Clark Ave  
Norco, CA 92860

Riverside Transit Agency  
1825 Third Street  
Riverside, CA 92517

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



Ghulam Hazrat & Roohulla Hazrat  
2175 Sampson Ave  
Corona, CA 92879

TR Design Group, Inc.  
7179 Magnolia Avenue  
Riverside, CA 92504



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

**Conditional Use Permit (CUP) No. 180013**

*Project Title/Case Numbers*

**Dave Alvarez, Project Planner**  
*County Contact Person*

**951-955-5719**  
*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Ghulam Hazrat and Roohulla Hazrat**  
*Project Applicant*

**2175 Sampson Avenue, Corona, CA 92881**  
*Address*

**The proposed project located northerly of Ontario Ave., southerly of Hillside St., easterly of Consul Ave., and westerly of Diplomat Ave**  
*Project Location*

**Construction and Entitlement of a 1,701 square-foot office building automotive sales facility.**  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on March 20, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. The project was Exempt pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
3. A statement of Overriding Considerations WAS NOT adopted
4. Findings were not required pursuant to the provisions of CEQA.

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

*Signature*

**Project Planner**  
*Title*

*Date*

**3/20/2019**

Date Received for Filing and Posting at OPR: February 27, 2019





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

**TO:**  Office of Planning and Research (OPR) **FROM:** Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk P. O. Box 1409 Palm Desert, CA 92201  
Riverside, CA 92502-1409

**Project Title/Case No.:** CUP180013

**Project Location:** The project is located north of Ontario Avenue, south of Hillside Street, east of Consul Avenue, and west of Diplomat Avenue, more specifically located 19700 Temescal Canyon Road, Riverside, CA 92881

**Project Description:** The Conditional Use Permit is to allow for the construction and operation of a 1,701 square-foot office building. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two-car garage for employee parking. The project site will also include 8,360 square feet of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Ghulam Hazrat, 2175 Sampson Avenue, Corona, CA 92879.

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (Sec. 15303 and 15332)  
 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:** An Exemption has been determined based on a Class III Category 15303.C - New Construction or Conversion of Small Structures and a Class 32 Category 15332.A, C, D, E - In-Fill Development Projects in accordance with the California Environmental Quality Act (CEQA). Class 3 consists of construction and location of small new equipment and facilities in small structures; installation of small new equipment and facilities in small structures; and conversion existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. There are many examples of this exemption however item C is specific to this project. A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities area available and the surrounding area is not environmentally sensitive.

Class 32 consists of projects characterized as in-fill development meeting the conditions described in the section.

- A) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations.
- C) The project site has no value as habitat for endangered, rare or threatened species.
- D) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- E) The site can be adequately served by all required utilities and public services.

Dave Alvarez 951-955-5719  
*County Contact Person* *Phone Number*

\_\_\_\_\_  
**Signature** **Contract Planner** **March 20, 2019**  
*Signature* *Title* *Date*

Please charge deposit fee case#: ZEA ZCFG No. - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

Date Received for Filing and Posting at OPR: \_\_\_\_\_



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

4.3

## Memorandum

**Date: March 13, 2019**

**To: Riverside County Planning Commission**

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

**RE: March 20, 2019 Regular Scheduled Planning Commission Meeting, Agenda Item 4.3 - TENTATIVE PARCEL MAP NO. 37537 and CONDITIONAL USE PERMIT NO. 3775 – Intent to Consider an Addendum No. 1 to Environmental Impact Report No. 255**

---

On March 13, 2019, staff received a letter from the applicant for their request to continue item 4.3 scheduled for Planning Commission Public Hearing. The purpose for the continuance is for the applicant to make further accommodations to address items related to the Project's condition of approvals. The Project will be continued to a date uncertain. The Project and associated CEQA documents will be re-noticed and circulated prior to a future Planning Commission Public Hearing.

Attached is a letter provided by the applicant and/or their representatives requesting the continuance.

CL:tw

## CAJALCO SQUARE, LP.

Phone 951-280-3833

Fax 951-280-3832

Mailing Address: P.O. Box 1958, Corona, CA 92878-1958

---

---

139 Radio Rd.  
Corona, CA 92879

To whom it may concern,

We would like to request a continuance from the hearing scheduled on March 20<sup>th</sup>, 2019. We are requesting at least 45 days so we can better asses some of the project's Conditions of Approval. Thank you in advance for your understanding, and apologize for any inconvenience this request may cause.

Sincerely,



Hagop Kofdarali  
Managing Member  
Cajalco Square, LP